

County of Santa Clara
Planning Department
January 13, 1981 CJ

**POLICIES AND IMPLEMENTING ACTIONS OF THE
SANTA CLARA COUNTY GENERAL PLAN
ADOPTED NOVEMBER 17, 1980**

**LAND USE ELEMENT OF THE
SANTA CLARA COUNTY GENERAL PLAN
ADOPTED OCTOBER 20, 1980**

Enclosed for your information are the complete Policies and Implementing Actions of the Santa Clara County General Plan as adopted by the Board of Supervisors November 17, 1980. They replace the policies and implementing actions of the draft General Plan document.

Also enclosed are text and map changes as adopted by the Board of Supervisors November 17, 1980. These excerpts are intended to be used in conjunction with the draft General Plan to provide the full text of the adopted County General Plan.

Also enclosed is the complete text of the Land Use Element of the Santa Clara County General Plan as adopted by the Board of Supervisors October 20, 1980.

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DESIRED COMMUNITY CONDITIONS

- o Clean Air and Water
- o Natural Environmental Resources Conserved for Wise Use
- o Natural Diversity and Beauty Preserved

COMMUNITY GOALS

1. Natural environmental resources such as wildlife, vegetation, soils, air, water and minerals protected and managed for their functional and ecological value.
2. Areas of natural diversity and beauty such as mountains, hillsides, meadows, water areas, forests and baylands protected.

OVERVIEW

POLICIES

1. Open space lands shall be protected for their functional, ecological or scenic values and natural environmental resources shall be conserved for wise and efficient use.
2. The County shall become a leader in the protection of existing streamside riparian woodlands and grasslands and restoration of degraded streams and streamsides on lands they own and develop for any use.
3. Multiple uses of open space lands shall be encouraged consistent with the conservation of resources and the preservation of the natural environment.
4. Specific public and private development proposals shall be evaluated and conditioned to assure that they are environmentally sound.
5. Development activity shall not be allowed to degrade the natural environment and all reasonable steps shall be taken to mitigate potentially adverse effects.
6. Public and private efforts to acquire open space lands shall be supported for the protection of the natural environment.

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SCENIC RESOURCES

POLICIES

1. There shall be no new billboards approved on unincorporated lands, and an amortization schedule to remove the existing billboards should be established.
2. Signs allowable under the provisions of the zoning ordinance should be harmonious with the character of the area in which they are located and should be of the highest design standards.
3. No road or major facility requiring large scale clearance of vegetation, such as telecommunications equipment, should be located in areas where it would create visible scars on the landscape, and all cleared areas should be replanted to control erosion.
4. Homes shall not be placed directly on the portions of ridgetops visible from the valley floor.
5. Development in rural areas should be landscaped with fire resistant and/or native plants which are ecologically compatible with the area.
6. Natural riparian and streamside areas shall be left in their natural state providing percolation, wild life habitat, aesthetic relief and recreational uses that are environmentally compatible.

IMPLEMENTATION

1. Amend ordinances on signs to carry out billboard policy.
(Implementor: County)
2. Amend ordinances to carry out streamside protection policy.
(Implementors: Cities, County)

AIR QUALITY

POLICIES

1. Regional programs to improve air quality shall be fully utilized and supported.

2. The regional, state, and federal agencies governing air quality should rigorously pursue their mandates and take those regulatory steps necessary to improve air quality.

3. Local land use decisions shall be made which support the goal of clean air. Air quality implications of new development shall be considered in the approval of major developments or area-wide land use designations.

4. High levels of carbon monoxide should be reduced through control over the transportation system and restriction of carbon monoxide "hot spots".

IMPLEMENTATION

1. Advocate State mandatory vehicle inspections.

(Implementors: County, Cities)

2. Avoid approvals of land uses which would concentrate pollution emissions in impacted air quality areas.

(Implementors: County, Cities)

3. Avoid placement of facilities for the old, young, or ill near major concentrations of air pollution.

(Implementors: County, Cities)

4. Work with the Regional Air Quality Management District to identify areas near roadways which have dangerously high levels of carbon monoxide, and act to improve the transportation system and set back new residential uses to a safe distance from impacted areas.

(Implementors: County, Cities, Regional Air Quality Management District)

WATER RESOURCES

POLICIES

1. Population and economic activities should be planned to grow at a rate which will not exceed the capacity of dependable water supplies.

2. The potential for greater capture and more efficient utilization of the county's own water resources shall be thoroughly explored,

including additional water impoundment and percolation facilities, reclamation, desalination and conservation.

3. Water resources shall be protected by:

- a. Preserving open land in both agricultural and hillside watershed areas.
- b. Preserving areas with prime percolation capabilities and avoiding placement of all potential sources of pollution in such areas.
- c. Minimizing sedimentation and erosion through control of grading, quarrying, cutting of trees, removal of vegetation, placement of roads and bridges, use of off-road vehicles, and animal related disturbance of the soil.
- d. Avoiding pollution by not allowing the location of septic systems, automobile dismantlers, waste disposal facilities, industries utilizing toxic chemicals, and other potentially polluting substances to be in creekside or reservoir areas when polluting substances could come in contact with flood waters, permanently or seasonally high groundwaters, flowing stream or creek waters or reservoir waters.
- e. Avoiding establishment of excessive concentrations of septic systems over large land areas, and mitigating water quality impacts from existing concentrations.

4. Control the use and disposal of pesticides, herbicides, toxic chemicals and agricultural chemicals.

5. Regional efforts to reduce surface runoff pollution shall have the participation and support of County government.

6. New rural development shall be required to demonstrate adequate quantity and quality of water prior to the approval of new residential lots or structures.

7. Water reclamation should be used for better efficiency of local resources and contribution to agricultural production.

IMPLEMENTATION

1. Zone rural lands in accordance with the General Plan.

(Implementors: County)

2. Develop and implement erosion control standards and practices, including control of grading, removal of vegetation, and design of drainage.

(Implementors: Cities, County, Santa Clara Valley Water District, Resource Conservation Districts)

3. Require erosion control and rehabilitation plans for all quarries and mines. Use non-invasive plants appropriate to the landscape, preferably indigenous.

(Implementors: County)

4. Reevaluate and modify existing regulations on the number of large animals that can be confined on small acreages, especially in hillsides and near creeks.

(Implementors: County)

5. Reduce or eliminate broadcast herbicide use by public agencies.

(Implementors: County, Cities, Santa Clara Valley Water District)

6. Implement the recommendations of the Regional Environmental Management Plan dealing with control of surface runoff.

(Implementors: County, Cities, Santa Clara Valley Water District, Resource Conservation Districts)

7. Develop and implement criteria for water quality and quantity in residential development.

(Implementors: County)

SPECIAL WATER ENVIRONMENTS**POLICIES**

1. Wetlands of San Francisco Bay shall be preserved and enhanced.
2. Allowable uses within wetlands shall include such natural features as bay waters and sloughs, marshes, wildlife habitat and open space, as well as such human uses as salt ponds, small piers and walkways, wildlife observation, walking, horseback riding, bicycling, fishing, boating, education, swimming, limited hunting, aqua culture, and marinas. Marina locations in wetland areas should be considered only after upland alternatives have been found to be infeasible.
3. There should be no filling of the wetlands except for very limited filling for small levees, piers, or walkways necessary for the public use or study of the Baylands.
4. Solid waste disposal sites should, when terminated, be used as parks or open space.
5. No new or expanded waste disposal sites shall be approved which would impact the wetlands.
6. Land uses in dryland areas adjacent to wetlands should be planned for uses with no adverse impact on the natural resources, animals, and visual setting of the Baylands.
7. All land uses near the National Wildlife Refuge should be compatible with the Refuge.

Creeks and Streamside Areas**POLICIES**

1. The remaining riparian vegetation associated with the streams and creeks of Santa Clara County shall be protected through the following means:
 - a. By setback from the top of the bank,
 - b. Regulation of the removal of trees and other vegetation,

- c. Reduction or elimination of broadcast herbicide use by public agencies,
 - d. Controlling and designing of grading, road construction, and bridges near streams to minimize loss of riparian vegetation.
2. Public projects shall be designed to avoid damage to the stream environments.
 3. Where possible, riparian woodlands, marshes and flood plains which have been altered should be allowed to return to a natural state.
 4. In flood plains which are not already developed, land uses shall be restricted to avoid need for major flood control alterations to the streams.
 5. Flood control modifications to be made in streams that have substantial existing natural areas should use a flood plain design which avoids alteration of the creek and its immediate environs.
 6. Public projects should preserve the stream environment and should provide multiple use for such purposes as parks, open space preserves, trails and flood control.
 7. New roads, housing clusters and subdivisions in streamside areas should be designed so that the riparian vegetation is retained and the creeks remain open and not fenced. The following design concepts shall be preferred:
 - a. New roads parallel to a stream should be built with a wide separation of the road from the stream and no homesites placed between the road and the stream. The land between the road and stream should remain as open space and could be designed with trails or bicycle paths.
 - b. In cluster development, the streamside area should be left in a natural condition and included in the restricted open space area of the project.

- c. No fences should be erected within the riparian area preventing the free movement of wildlife needing access to the stream.
8. Lands near creeks and streams shall be considered to be in a buffer area consisting of the following land:
- a. An area extending 150' from top bank line landward where the creek is predominately in its natural state (has not been converted to a concrete or rip-rap channel).
 - b. An area extending 100' from high water line landward where the creek has had major alteration, such as concrete or rip-rap channelization.
 - c. If a. or b. above are not applicable, establish an area sufficient to protect the creek from negative influences of adjacent development - such as sedimentation, biochemical degradation, thermal pollution and aesthetic degradation.
9. Within these buffer areas, the following restrictions should apply to public projects and to private non-residential development:
- a. No building, structure (except those required for flood control maintenance, reinforcement or bridging, etc.) or major parking lot shall be allowed. Note: These restrictions may not be practical to achieve with flood control projects, and allowances are to be made for necessary flood control improvements and maintenance.
 - b. No grubbing, clearing, tree cutting, grading, debris disposal or any other despoiling action shall be allowed, except for removal of dead or diseased material after investigation has established that wildlife habitat of value for particular species will be retained.
 - c. Screen the buffer area from obtrusive or unsightly aspects of a project outside the buffer in a manner that will create a feeling of continuity with the buffer, being careful to protect the native plant communities.

d. Protect wildlife and endangered plant species within the area.

e. Provide for trails and other compatible recreational uses when indicated in the County or city General Plans (See "Recreation and Culture" Chapter).

10. Whenever possible, a buffer strip of open land should be required between the base of the foothills and existing canals.

IMPLEMENTATION

1. All public and private projects in the county adjacent to and within creeks and streams shall be reviewed for conformance with the policies of this plan.

(Implementors: County, Santa Clara Valley Water District)

2. Develop and enforce regulations limiting the removal of trees and vegetation.

(Implementor: County)

3. Develop and implement a review process for the application of streamside protection policies.

(Implementor: County)

4. Study the use of herbicides and recommend ways that the County can eliminate or substantially reduce their use.

(Implementor: County)

5. Review and revise as necessary the County zoning and health ordinances regulating the keeping of large animals in confined areas.

(Implementor: County)

6. Restore when possible, riparian vegetation which has been lost through past actions.

(Implementors: Santa Clara Valley Water District, County, Cities, Landowners)

7. The State Department of Fish and Game shall be notified at the outset whenever alteration of streambanks or streambeds is proposed, based on the need for their assistance and their authority under Fish and Game Code Section 1601-03 and the California Environmental Quality Act.

(Implementors: County, Santa Clara Valley
Water District, Cities, Landowners, Special
Districts)

AGRICULTURE

POLICIES

1. Agriculture shall be encouraged for the vital contributions which agricultural production makes to the economy and quality of life within the county, including:
 - a. The production of food and fiber,
 - b. Retention of food production near the urban population, and
 - c. Maintenance of a source of continued renewing wealth within the county.
2. Sizeable areas of prime agricultural land in large parcels shall be preserved to achieve the stability necessary for those wishing to conduct agricultural operations, including:
 - a. Establishment of a stable land use pattern in which each agriculturalist may be assured that surrounding lands will also be used for agriculture and that the land use pattern will remain stable enough to justify major agricultural investments,
 - b. Allowing for the re-entry into agriculture of persons wanting to farm in the county,
 - c. Improvement of opportunities for earning a livelihood through the productive use of rural lands, and
 - d. Avoidance of non-compatible residential uses in agricultural areas.
3. Agriculture shall be encouraged so that there will be productive use of lands which must be designated as open space, including:
 - a. Lands not planned to receive urban services,
 - b. Lands subject to safety risks such as flooding.
 - c. Lands to be left open for the retention of air quality,

- d. Lands contributing to the natural recharge of ground water,
 - e. Lands in uses able to accept reclaimed water,
 - f. Lands in which the retention of very light populations can minimize financial impacts on school districts, fire districts, and other public agencies serving the rural areas,
 - g. Open lands needed to restrict urban sprawl and to give a buffer area between cities, and
 - h. Lands to serve the public good through the aesthetic, psychological and cultural benefits which open land provides.
4. The remaining areas of agriculturally used prime soils in areas not committed to urban or rural residential use shall be preserved in large parcels with continued agricultural use.
5. Land uses in agriculturally designated areas shall be limited to agriculture and uses necessary for the support of agriculture.
6. Residential uses in agricultural areas shall be allowed for those persons directly involved in the farming operations and for non-agricultural applications which enhance the long-term viability of the area for agriculture.
7. The recombining of agricultural parcels to make economic farming units shall be encouraged.
8. Housing for farm workers and farm co-operatives shall be provided for in the zoning of agricultural areas.
9. The areas of greatest farm viability, including the land to the south and east of Gilroy and portions of the Coyote Valley should be permanently preserved for agricultural use through public programs to secure a direct interest in the land, such as open space easements and density transfer.

10. The County shall continue to support programs of agricultural technical assistance and shall cooperate with public and private organizations to promote the economic development of the agricultural areas by encouraging projects such as farmers markets, farm cooperatives, and low cost farm worker housing.

IMPLEMENTATION

1. Review and modify permitted uses within agricultural zoning districts to assure that all uses in agricultural areas are compatible with farming.

(Implementors: County)

2. Encourage the efforts of private groups in the economic development and revitalization of the agricultural areas in the county by endorsing the creation of:

a. A non-profit agricultural lands leasing corporation, etc.,

b. A community development corporation to provide technical, legal, and financial assistance to small farmers, cooperatives, and rural development projects,

c. A business investment development corporation, funded by member institutions (banks, savings and loan associations, Small Business Administration, Office of Minority Business Enterprise, etc.) to promote agricultural economic development by spreading loan risk among lenders.

(Implementor: County)

3. Review and amend the provisions of the zoning ordinance governing the creation of residential building sites in agricultural areas to assure that only residences for farm-related persons or residential applications with a long term benefit to the agricultural area are permitted. In addition to that assurance, the residential use should also meet one of the following criteria:

a. The home site is to be the residence of the landowner at a site where the person owns 40 or more contiguous acres of land on which there is no existing residence,

- b. Residences for farm laborers will not require the subdivision of the land,
- c. The applications will legally recombine two or more parcels of land which would both have been buildable, and which total 20 (alternately 40) acres or more,
- d. The application includes an open space easement restricting the parcel to a single building site,
- e. The application restricts through contract, easement, or dedication, the non-residential portion of the property for agricultural use,
- f. The land includes any operating or newly planted orchard, vineyard or long living plantation covering an area of five or more acres of land or 80 percent of the landholding, whichever is greater,
- g. The application proposes cooperative farm housing, or
- h. The farmer has filed a crop report with the County Agricultural Commission for the parcel during the past two years showing agricultural production on the site.

(Implementor: County)

4. Create a program of density transfer to permanently preserve South Valley farm land. Establish a task force to determine the areas for use in the program and to explore with cities the use of density transfer for high density urban housing.

(Implementors: County, Cities)

**VEGETATION, WILDLIFE HABITAT, AND
MOUNTAIN SOILS**

POLICIES

1. Areas rich in wildlife or of a fragile ecological nature shall receive special attention for preservation as open space.
2. Environmental impact reports shall be required on projects where important wildlife, vegetative, or soil resources may be adversely affected, and applications shall be approved only with adequate mitigation or finding of no significant adverse impact.
3. County government shall seek through its regulations and the design of its own public projects to achieve conservation of the soil, and minimization of erosion.
4. Large scale clearing of land shall not be allowed unless it is in conformance with a plan to enhance the resource use of the land without loss from soil erosion.
5. Healthy specimen trees shall be protected from cutting.
6. Reforestation of mountain areas shall be encouraged.
7. Use of off-the-road vehicles in areas of fragile soil and during wet periods shall be vigorously discouraged.
8. Timber harvesting for lumber shall be strictly controlled and discouraged. Timber Preserve Zones shall be granted only for sites for which timber harvesting permits have been granted. Timber harvest permits shall provide that a continuous canopy is preserved to serve as travelway for wildlife and that both dead and live trees of value for particular wildlife species and the interdependent cycle of life are preserved.
9. Limited firewood collecting not requiring heavy equipment shall be encouraged for the removal of dead or downed wood and shall be permitted on living trees subject to a finding that the tree cutting will result in a net improvement to the forest. Care shall be

taken to ensure that both live and dead trees of habitat value for particular wildlife species are retained and that a continuing canopy of trees is retained to serve as a travel-way for wildlife.

10. Landscape use of native plants of low combustibility and use of plants requiring little water shall be encouraged in rural areas.

11. The use of pesticides and herbicides on wildlife areas should be prohibited because of the potential damage to birds and other wildlife.

12. The use and disposal of toxic pesticides and herbicides should be carefully controlled and limited to only those chemicals which are well understood and safe and those applications where other solutions are not available.

13. Recreational use of lands in natural areas should be limited to those kinds and intensities of activity - such as hiking, horse-back riding, picnicking, and camping - that are compatible with preserving natural vegetation and wildlife. Nesting and breeding areas that could be disturbed by such activities should be seasonally closed to the public.

14. A "no construction" limitation shall be placed on slopes above 30%.

15. Whenever possible, a buffer strip of open land should be required between the base of the foothills and existing canals where there is a high potential for landsliding.

IMPLEMENTATION

1. Review and revise grading ordinances as part of a comprehensive erosion control program.

(Implementors: County, Cities)

2. Encourage cluster development to minimize need for grading of roads in hill areas.

(Implementors: County, cities)

3. Deny applications for new construction including new roads or home sites which result in disturbance of the terrain, soil mantle, or vegetation cover where slopes exceed 30%.

4. Encourage and cooperate with public agencies and non-profit organizations to research potential wildlife conservation and educational programs for the general public and property owners.

(Implementors: County, State, Federal, Santa Clara Valley Water District, Schools)

5. Grant use permits for timber harvesting only in areas which are demonstrated to be compatible with logging and which will not suffer adverse environmental impact if logged.

(Implementor: County)

6. Review and revise ordinance on fuel wood harvesting to make the threshold level at which a permit is required responsive to the size of the parcel and type of wood to be harvested.

(Implementor: County)

HERITAGE RESOURCES

POLICIES

1. Heritage resources (including historic, architectural, archeologic and paleontologic sites, natural areas, heritage trees, and rare or endangered plants and animals) shall be identified and protected from loss or destruction.

2. The Heritage Resources Map of the General Plan and its associated inventories shall be maintained, updated and used to review, approve, deny and condition private development projects and to guide the design of public projects in all areas where there are heritage resources.

3. For projects receiving environmental assessment, expert opinions and field reconnaissance may be required if needed at the applicant's expense to determine the presence, extent, and condition of suspected heritage resources and the likely impact of the project upon the resources.

4. A preliminary screening shall be made on projects not usually receiving environmental assessment, such as single site approvals, minor grading, demolition permits, and tree cutting permits, to determine if they will impact a heritage resource. If an impact is likely, the approval shall be subject to a focused environmental assessment limited to the issue of heritage resources.

5. Projects in areas found to have heritage resources shall be conditioned and designed to avoid loss or degradation of the resources. Where conflict with the resource is unavoidable, mitigation measures that offset the impact may be imposed.

6. No heritage resource shall knowingly be allowed to be destroyed or lost through a discretionary action (zoning, subdivision site approval, grading permit, building permit, etc.) of the County of Santa Clara unless:

- a. The site or resource has been reviewed by experts and the relevant County review board or commission and has been found to be of insignificant value, or,
- b. There is an overriding public benefit from the project and compensating mitigation to offset the loss is made part of the project.

7. The application of historic district zoning to sites, districts, and areas containing historic structures shall be encouraged.

8. The participation of concerned citizens and professionals dealing with heritage resources in the identification of sites and the review and conditioning of projects by its boards and commissions shall be encouraged by the County.

9. Grading, roads, building sites, and drain fields in new building sites and subdivisions shall be designed to avoid the loss or degradation of heritage resources.

10. Land divisions in areas with heritage resources shall be designed to encourage clustering of building sites in locations not adversely affecting the resource, and to leave large buffers of open space around any

resource which would be affected by the presence of people.

11. Locate, and where feasible for restoration and use, mark old trails and trade routes.

IMPLEMENTATION

1. Review existing land development, building, demolition and environmental assessment ordinances and guidelines and make amendments as necessary to assure that no heritage resource is destroyed inadvertently or by failure to provide safeguards in the ordinances.

(Implementor: County, Cities)

2. Promote use of the Historic Building Code of the State of California for historic sites in the county.

(Implementors: County, Cities)

3. Adopt an archeologic ordinance.

(Implementor: County)

4. Encourage owners of eligible historic properties to apply for State and Federal registration of these sites and to participate in tax incentive programs for historic restoration.

(Implementor: County)

5. Seek coordination and cooperation in the preservation of heritage resources with other governments and with private and non-profit organizations to establish funding sources to acquire and preserve sites or to acquire easements over sites and building facades.

(Implementors: County, Cities)

6. Condition tentative and final maps by adding a procedure to be followed in the event that heritage resources are encountered during the development process.

(Implementor: County)

7. Enact a County ordinance which shall require referral of demolition applications, involving known historical structures to the Santa Clara County Historical Heritage Commission for review and recommendations. (Implementors: County)

MINERAL RESOURCES

POLICIES

1. High priority rock, sand, and gravel resource areas should be protected from encroachment or urban development.
2. Plans for rehabilitation and reuse and erosion control of mineral extraction areas shall be made a condition of any use permit.
3. Environmental impact assessments shall be required for any mineral extraction proposal.
4. New or significant expansions of quarries and mines shall be approved only if compatible with neighboring land uses, free from hazardous traffic impacts, and not disruptive of the environment.

CONSTRUCTED ENVIRONMENT

November 17, 1980

MANAGING URBAN GROWTH AND DEVELOPMENT

POLICIES

1. A countywide plan for urban development and the preservation of natural resources should be prepared, adopted, and implemented.

2. Urban development should occur only within urban service areas and under city jurisdiction. (See also "County Development Policy and Zoning in the Unincorporated Pockets")

3. Urban service areas and new city incorporations should generally include only those areas suited for urban development. Such areas should be:

- a. Reasonably serviceable
- b. Relatively hazard free
- c. Without substantial environmental impact
- d. Without severe off-site impacts
- e. Without cumulative adverse impacts on the county's watersheds and other resources.

4. Lands unsuited for urban development shall be annexed to cities or included in urban service areas only if the land has been designated for non-urban uses such as open space reserves or parks. The following hazard and resource areas are considered unsuited for urban development:

Hazards:

- a. Flooding, includes areas designated under the National Flood Insurance Program as floodways/tidal zones, coastal high hazard areas, and federal rate zones,

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- b. Seismic Hazards, includes areas mapped as having high ground failure potential, known landslides, areas of high landslide susceptibility, areas of saturated, unstable soils, zones of potential surface displacement near faults in areas of steep land, and areas subject to Bay flooding if the levees fail in an earthquake,
- c. Sanitary Landfill Sites,
- d. Areas of saturated soils and areas where the water table is within three feet of the surface,

Resources:

- e. Areas of soil creep,
 - f. Prime Agricultural Soils. Class I soils, Class II soils and Class III soils in areas where parcel sizes and ownership patterns are compatible with agricultural use of the land,
 - g. Bayland Marshes and Wetlands, or
 - h. Watershed Lands, areas generally above 15% slope.
- (See Public Safety section for more detailed policies)
- 5. Urban expansion should be planned and programmed on a staged basis, consistent with applicable plans (e.g., city, County, countywide plans) and the availability of needed urban services and facilities.
 - 6. Development activity should minimize degradation of the natural environment and diminishment of heritage resources.
 - 7. Proposals for expansion of urban service area boundaries shall be approved only if:
 - a. The city or special district and the affected school district or districts have the ability to provide the full complement of needed public facilities and services to developed and undeveloped areas within the proposed urban service area within 5 years.

- b. The supply of land within the city's urban service area accommodates no more than 5 years of planned growth.
 - c. Lands planned for employment do not exceed the capacity of the city's existing and planned housing supply to accommodate the housing demand generated by employment.
 - d. The city's housing element of its general plan documents that the housing needs of all segments of the community are being met as required by state law.
8. In cities with a planned or existing excess of jobs relative to housing supply, expansion of urban service area boundaries for the purpose of increasing land for permanent employment shall not be approved unless:
- a. There is removal of an equivalent amount of land planned or zoned for permanent employment from the urban service area. Lands already incorporated must be accompanied by an application for detachment, or
 - b. If removal of such land is unfeasible, modification should be made in the city's general plan and zoning or rezoning to change allowed uses on an equivalent amount of land from permanent employment to other categories, such as residential, which would obtain a better regional balance between jobs and housing.

9. Review of proposals for the development of new housing where schools are or would be overcrowded should include consideration of school impacts and require adequate mitigation measures. Improve coordination between school districts and cities to seek solutions to common problems.

10. New residential construction should be located near existing schools.

IMPLEMENTATION

1. Designate urban service area boundaries consistent with city, County and countywide plans.
(Implementors: LAFCO, Cities, County)

2. Reevaluate the urban service areas of all cities for possible revision using the following criteria as a minimum guide:

- a. An improved balance between jobs and the supply of housing,
- b. Availability of major facilities and services including: transportation, water supply, sewage treatment capacity,
- c. Five year service capabilities, and
- d. Suitability of lands for urban development.

(Implementors: LAFCO, Cities)

3. Initiate joint studies to designate land unsuitable for urban development in local general plans and delineate an urban expansion limit.

(Implementors: County, LAFCO, Cities)

4. Refer proposed city general plan changes to the County for review and comment as required by state law.

(Implementors: Cities, Intergovernmental Council, County)

5. Develop a detailed process for existing local governments to assure monitoring and referral of major planning and land use proposals to all affected jurisdictions for review, comment and discussion if requested by affected jurisdictions or other parties, such as that proposed by the Inter-City Council and required by California Environmental Quality Act procedures.

(Implementors: Cities, County)

6. Revise regional plans, guidelines and review procedures to be consistent with the adopted General Plan.

(Implementors: LAFCO, Association of Bay Area Governments, Metropolitan Transportation Commission, County)

7. Develop a process for coordination between the Intergovernmental Council and school administrators to solve mutual problems.

(Implementors: Intergovernmental Council, School Districts)

GOVERNMENT REORGANIZATION PROPOSALS

POLICIES

1. Unincorporated lands inside city urban service areas should be annexed to cities.
 2. Annexation outside of established urban service areas shall not be approved.
 3. Proposals for annexation should be reviewed for impact on the balance between jobs and housing in the annexing city based on the following criteria:
 - a. Cities with a surplus or balance of housing relative to jobs which would remain so after annexation and development are not affected, and
 - b. Annexation proposals which would result in a surplus of jobs relative to housing supply in the annexing city must take mitigating measures to increase the amount of housing in the general plan of the city to obtain a balance.
- (Note: This is existing LAFCO criteria)
4. Annexation to cities should take precedence over annexation to or the formation of a special district.
 5. City lands outside of urban service areas and not likely to be urbanized within the time frame of the city's general plan should be considered for disannexation from the city. Unincorporated areas which have been removed from a city's urban service area should be designated a land use which is compatible with the city's general plan.
 6. Transfer of territory from one unit of government to another by boundary changes which will increase the overall efficiency and lower the total cost of providing public services should be encouraged.
 7. Proposals for incorporation must demonstrate that:
 - a. The need for municipal services or control cannot be better satisfied by an existing city or the County, and

- b. The proposed new city will be able to raise sufficient revenues to cover the costs of providing desired services.

IMPLEMENTATION

1. Encourage and facilitate the annexation of unincorporated lands within city urban service areas.

(Implementors: Cities, County, LAFCO)

2. Revise criteria and procedures for annexation to be compatible with the County General Plan.

(Implementor: LAFCO)

3. Consider initiating proceedings to dis-annex lands unsuitable for urban development.

(Implementors: Cities, LAFCO)

4. Perform joint studies of major urban services and service providers in problem areas, as defined by affected agencies, to define the most effective means of providing appropriate levels of service.

(Implementors: Cities, LAFCO, Special Districts, Intergovernmental Council, County)

SPECIAL DISTRICTS

POLICIES

1. Proposals for the formation of a new special district must demonstrate that the need for services cannot be better met through annexation to a city, the County, or an existing special district.

2. Any proposal to provide public "urban" services or private services should be evaluated to ensure that the area has been designated for development which is compatible with the type and intensity of the proposed urban service or facility and is consistent with the applicable general plans.

3. Urban level services should not be available outside of urban service areas from public or private service providers unless they are consistent with an area service plan developed by the County in cooperation with the affected city or cities.

4. Proposals for the formation of a special district or incorporation should not be approved unless proponents can demonstrate that there is a sufficient revenue base to support the proposed services without diminishing the tax base of existing government agencies.

5. The activities of special districts should be consistent with adopted urban development policies of the Local Agency Formation Commission, the cities, and the County.

6. The continued need for existing special districts should be reevaluated periodically to assure cost-effective public service provision.

7. Single purpose special service providers in the rural unincorporated areas of the county shall not be given the status of government agencies unless they are legally designated special districts.

8. Consolidation of special districts should be encouraged.

IMPLEMENTATION

Adopt criteria for service which must be met prior to the formation of a new special district.

(Implementors: LAFCO, County)

SPECIAL ASSESSMENT DISTRICTS

POLICIES

1. In unincorporated areas, if there is a demonstrated need for services to existing or new development and that need can best be met by a special assessment district or private utility, then this form of service may be extended with the following provisions:

- a. The increased capacity will not exceed the identified need and the planned level of growth, and
- b. The increased capacity is consistent with that of other services planned for the area.

2. No development proposals shall be approved in areas requiring services provided by a special assessment district or private service provider unless the needed services will be available.

ANNEXATION OF THE UNINCORPORATED POCKETS

POLICIES

Unincorporated lands inside city urban service areas should be annexed to cities.

IMPLEMENTATION

1. Encourage and facilitate the annexation of all unincorporated lands inside city urban service areas, if such annexations are consistent with other county policies.

(Implementors: Cities, County, Local Agency Formation Commission (LAFCO))

2. Initiate island annexation proceedings immediately in cities which have chosen not to do so, as long as such annexations are consistent with other county goals and policies.

(Implementors: Board of Supervisors)

3. Work for improved communication between residents of unincorporated pockets and their surrounding cities regarding conditions of annexation.

(Implementors: County, LAFCO, Cities)

4. Work with the cities and unincorporated residents to develop annexation plans for the large unincorporated pockets which do not qualify for island annexations.

(Implementors: County, Cities, Unincorporated Residents, LAFCO)

5. Initiate annexation of all County-owned facilities which are located inside city urban service areas. County facilities on unincorporated land include:

- a. Reid-Hillview Airport
- b. Valley Medical Center
- c. Santa Clara County Fairgrounds
- d. County Multi-Service Center
- e. Hellyer Park
- f. Vasona Park

(Implementors: County, LAFCO, Cities)

COUNTY DEVELOPMENT POLICY AND ZONING IN THE UNINCORPORATED POCKETS

POLICIES

1. County zoning within urban service areas shall be sufficiently more restrictive than city zoning for comparable areas so as to discourage unincorporated development.
2. No development applications or rezonings to more intensive urban districts shall be accepted on any parcel of land which is within an urban service area and contiguous to a city, unless annexation was applied for and rejected by a city.
3. When an application for annexation of a parcel of land contiguous to a city has been denied, the County will consider development applications, urban use permits, and rezonings to urban districts only under the following conditions:
 - a. The use will not require an increase in the level or type of services provided by government to the site or area.
 - b. The proposed use is compatible with the general plan of the city.
 - c. The design of the proposed project meets the design standards of the city or County, whichever are higher, and has been reviewed and commented on by the city.
4. For land within an urban service area of a city which is not contiguous to the city, development applications, urban use permits, and rezonings to urban districts shall be approved only under the following conditions:
 - a. The use will not require an increase in the level or type of services provided by government to the site or area.
 - b. The proposed use is compatible with the general plan of the city.
 - c. The design of the proposed project meets the design standards of the city or County, whichever are higher, and has

been reviewed and commented on by the city.

- d. The land use is existing and is compatible with the applicable general plan and in such event subdivisions b. and c. hereof shall be inoperative, except that the proposal has been reviewed and commented upon by the city. Existing uses may be recognized and an application for a minor modification thereof is permissive hereunder.

IMPLEMENTATION

1. Review and amend the County Zoning Ordinance in urban residential districts inside urban service areas to apply larger lot sizes than comparable city zoning. Urban residential districts shall include the following permitted uses:

- a. Single family residences which have a minimum building site of 20 acres, or
- b. Agricultural uses.
- c. More intensive uses are subject to a use permit specified for each residential zone.

(Implementor: County)

2. Amend the County Zoning Ordinance in non-residential urban districts so that all uses are subject to a use permit, and the uses allowable by permit would be specified.

(Implementor: County)

3. Issuance of a use permit in any county zoning district should be subject to the following conditions:

- a. The use is consistent with the city general plan and development standards,
- b. The proposed use will not interfere with the city's orderly growth and the efficient and economic provision of public services in the area,
- c. The proposed use will not require or benefit from city services,
- d. For land contiguous to unincorporated land, a proposal for annexation has been

denied by the city, the Local Agency Formation Commission, and all reasonable measures to make the annexation acceptable to these bodies have been taken by the applicant and the city has requested the County to consider the application.

- e. The public health and safety will not be endangered by the lack of city services in the proposed project.

Note: The County should charge fees comparable to those charged by the cities.

(Implementor: County)

- 4. Consider a full cost recovery fee schedule for processing of development proposals in the unincorporated territory.

(Implementor: County)

- 5. Require dedicated easements for roads, sewers, and utilities that are compatible with city rezoning and master plans.

(Implementor: County)

SERVICES PROVIDED TO THE UNINCORPORATED POCKETS

POLICIES

- 1. Only the minimal level of essential urban services should be provided throughout the unincorporated area.

- 2. Cities should not be expected to provide services, either directly or indirectly, to unincorporated pockets unless they are fully compensated for costs incurred.

- 3. Service levels to unincorporated pockets should not be increased unless matched by increased revenues from these areas.

- 4. Ways to increase the efficiency of services to unincorporated pockets should be sought in cooperation with city service departments.

- 5. Residents of unincorporated areas should pay the full cost of services provided to them by the County and special districts.

IMPLEMENTATION

1. Explore the feasibility and potential effectiveness of the following:

- a. Service fees and charges which recover the full cost of providing services to unincorporated residents.
(Implementors: County, Special Districts)
- b. Contracts with cities to provide service to any unincorporated pockets which are inefficient for the sheriff to patrol.
(Implementors: County, Cities)
- c. Contracts with cities to provide service to any unincorporated pockets which are inefficient for special fire protection districts to serve.
(Implementors: County, Cities, Special Districts)
- d. Storm drainage master plans, development standards, implementation ordinances and policies identical to those of the cities for any storm drainage system which must connect with a city system.
(Implementor: County)
- e. Agreements which give cities the responsibility and funds for street maintenance in the unincorporated pockets.
(Implementors: County, Cities)
- f. Using city street master plans, development standards, implementation ordinances and policies.
(Implementor: County)
- g. Arranging for cities which provide sanitary sewer service to take charge of sewage treatment responsibilities and decisions in the unincorporated pockets inside their urban service areas.
(Implementors: County, Sanitation Districts, Cities)
- h. Preparing and adopting annexation plans for large urban pockets which specify how urgently needed capital improvements in the unincorporated pockets will be financed.
(Implementors: County, Cities, Unincorporated Residents)

- i. Use Housing and Community Development Block Grant money and/or special assessment districts to finance needed improvements in the eligible unincorporated pockets.

(Implementors: County, Cities)

- j. Amend state law to allow city police to provide service to unincorporated areas.

(Implementors: State Legislature)

FACILITIES AND SERVICES

POLICIES

1. An areawide plan for major facilities should be prepared to accomplish the following:

- a. Assure that the capacity of all major public facilities is consistent with the present and projected need for services.

- b. Develop a local referral process to assure that all affected jurisdictions have a reasonable opportunity to review and comment on city, County and special district public works projects.

2. Ways to maximize the efficiency of existing facilities should be sought in order to extend their useful life and reduce the cost of operation.

IMPLEMENTATION

Initiate a review of the capacity of all major facilities serving county residents to develop an overall public facility plan.

(Implementors: County, Cities, Special Districts, Schools, Intergovernmental Council)

COUNTY GOVERNMENT FACILITY PLANNING AND CONSTRUCTION

POLICIES

1. All future projects and facilities proposed by any agency of County government shall be reviewed for consistency with this Plan.

2. County facilities that serve the public should be conveniently located for easy access.

3. All county facilities used by the public should be located and designed so that the physically handicapped have easy access to them.

IMPLEMENTATION

Review all proposed County projects and facilities to ensure that they are conveniently located, have easy access for the physically disabled and conform to this County General Plan.

(Implementors: County, Intergovernmental Council)

SOLID WASTE

OVERVIEW

POLICIES

1. Every effort should be made to recycle and to recover all solid waste materials wherever feasible.

2. Regular garbage collection service providers should encourage recycling and recovery.

3. Solid waste management programs shall be coordinated with the County and shall be consistent with regional, state and federal programs and with private sector activities.

IMPLEMENTATION

1. Provide pickup services for recyclable materials as part of normal garbage collection services.

(Implementors: Cities, Waste Collectors)

2. Encourage energy generation from solid wastes.

(Implementors: Cities, County, Waste Collectors)

3. Support efforts to develop joint solid waste management programs.

(Implementors: County, Cities, Solid Waste Planning Committee, Service Areas)

4. Encourage the Central, Southwest and South County Service Areas to form Joint Powers Agencies for solid waste planning.
(Implementors: County, Cities, Solid Waste Planning Committee)

5. Participate in regional and state solid waste management programs.
(Implementors: County, Cities, Solid Waste Planning Committee)

SANITARY LANDFILL SITES

POLICIES

1. New landfills in the Baylands, marshlands, water areas and other environmentally sensitive lands shall be prohibited.

2. Development of recycling and recovery alternatives to the use of sanitary landfills for solid waste disposal shall be encouraged.

IMPLEMENTATION

1. Identify and implement techniques which extend the planned lifetime of existing landfill facilities, including recycling, energy and resource recovery and composting.
(Implementors: County, Cities, Solid Waste Planning Committee, State Solid Waste Management Board)

2. Use solid waste disposal sites for recreation and open space after sanitary landfill operations are completed.
(Implementors: County, Cities)

3. Acquire future solid waste disposal sites with full attention to their possible use for recycling, energy recovery and eventual recreation and open space use.
(Implementors: County, Cities)

RESOURCE RECOVERY

POLICY

Resource recovery and recycling programs should be used to reduce the volume of solid waste material deposited in landfill sites in Santa Clara County.

IMPLEMENTATION

1. Support efforts to establish refuse recycling and resource recovery programs.
(Implementors: County, Cities)

2. Work toward the provision of free curbside pickup of all separated recyclable wastes and provide for other means of resource recovery.
(Implementors: Cities, Waste Collectors)

3. Publicize reuse, recycling and resource recovery programs which encourage public cooperation and participation.
(Implementors: County, Cities)

4. Monitor and publicize technological developments which make resource recovery reuse, and recycling programs more energy efficient and cost effective and which could be implemented in Santa Clara County.
(Implementor: Solid Waste Planning Committee)

5. Support state legislation to minimize the use of non-recyclable containers.
(Implementors: County, Cities)

HAZARDOUS WASTES

POLICY

All hazardous wastes produced in Santa Clara County shall be properly disposed at Group I disposal sites according to State law.

IMPLEMENTATION

Support efforts to develop and implement stronger regulations and safety procedures to monitor and control the collection, transport and disposal of hazardous wastes. Effort should be made to identify wastes, quantities and producers.
(Implementors: County, Cities, Solid Waste Planning Committee)

ENERGY CONSERVATION IN BUILDINGS

POLICIES

1. Consumption of electricity and natural gas in existing buildings should be reduced.
2. Use of solar energy and other renewable energy in existing buildings should be encouraged.
3. New buildings should be designed to maximize energy efficiency and the use of renewable energy.
4. Heating of water for swimming pools, spas and hot tubs should be accomplished without the use of fossil fuels.

IMPLEMENTATION

1. Require and provide incentives for the following actions for new development:

- a. Design subdivisions to take maximum advantage of solar heating and cooling opportunities.
- b. Provide and guarantee solar access for new structures to the maximum extent possible.
- c. Install solar hot water heaters to provide the primary source of heat for domestic water.
- d. Construct energy efficient buildings which use renewable energy sources to the maximum extent possible.

(Implementors: County, Cities, Developers)

2. Encourage the following actions for new building construction:

- a. Incorporate solar space heating and cooling and natural light in all new buildings, and energy conserving landscaping.
(Implementors: Cities, County, Developers)
- b. Review State Title 24 to increase energy efficiency in buildings, decrease the complexity of the regulations and provide both performance and prescriptive rules.
(Implementors: State Legislature, California Energy Commission (CEC))

- c. Use solar energy for process heat and water heating for industrial buildings.
(Implementors: County, Cities, Industry)
- 3. Adopt ordinances for existing residential development which:
 - a. Require energy audits and energy conservation measures upon resale,
 - b. Protect solar access for existing buildings and solar systems from shading, and
 - c. Require that solar hot water heaters be installed upon resale.
(Implementors: County, Cities)
- 4. Encourage the following actions for existing structures:
 - a. Retrofit buildings with solar space heating and cooling and solar domestic water heating systems.
(Implementors: County, Cities, State, Public Utilities Commission (PUC), Pacific Gas and Electric Company (PG&E))
 - b. Weatherize all buildings, particularly low income residential buildings.
(Implementors: Housing & Community Development, Economic & Social Opportunities, Federal, and State Governments)
 - c. Use an energy efficiency rating system for residential structures that can be published upon resale so consumers can compare relative efficiency.
(Implementors: County, Cities, Realtors)
 - d. Redesign for energy efficiency, natural heating and cooling, and solar hot water heating when buildings are remodeled or rehabilitated.
(Implementors: County, Cities, Business, Industry, and Housing & Community Development)
 - e. Develop wind and photovoltaic facilities to generate electricity in buildings to the maximum extent feasible.
(Implementors: Industry, PG&E, Federal Government, PUC)

5. Prohibit use of non-renewable energy to heat new swimming pools, spas, and hot tubs and encourage conversion to use of renewable energy for existing swimming pools, spas and hot tubs.

(Implementors: County, Cities, PG&E)

6. Encourage business and industry to:

a. Conduct surveys of job-related energy use by employees and conduct energy education programs,

b. Conduct energy audits of buildings and implement energy efficiency measures,

c. Designate energy conservation managers to implement active conservation programs, and

d. Develop cogeneration energy facilities for new and existing industrial complexes.

(Implementors: Industry, PG&E)

7. Encourage energy conservation education programs.

(Implementors: County, Cities, Schools, State, Federal, Community Groups, Businesses)

8. Encourage consumer protection through local guidelines and use of state and utility programs.

(Implementors: County, Cities, State, PG&E)

9. Advocate changes in state legislation to provide tax relief and other economic incentives to encourage greater energy conservation such as:

a. Extending the California solar tax credit beyond 1980, and

b. Initiating low interest, no down payment loans for installation of energy conservation and solar energy devices.

(Implementors: State, Lending Institutions)

ENERGY ASPECTS OF LAND USE AND TRANSPORTATION

POLICIES

1. Energy conservation should be a primary consideration in developing local land use plans and in reviewing development proposals.
2. Land use decisions should be based on the need to reduce home-to-work travel distance, minimize travel distance to obtain goods, services, and recreation; and increase access to public transit.
3. Energy conservation should be a consideration in agricultural activities.

IMPLEMENTATION

1. Amend plans and zoning ordinances to allow and encourage "mixed use" development projects which combine residential development with compatible commercial and industrial development.
(Implementors: Cities, County)
2. Increase housing densities near employment centers and along major transportation corridors served by public transit.
(Implementors: Cities)
3. Plan housing and industry within the urban area and discourage housing and industry in the rural area.
(Implementors: County, Cities)
4. Coordinate development of new, large industrial and residential sites with the availability and/or expansion of public transit lines and facilities, such as terminals and park-and-ride lots.
(Implementors: County, Cities, Industry, Transit District)
5. Encourage building of small homes and multi-family dwellings in preference to large single-family detached homes.
(Implementors: Cities, County, Developers)

6. Encourage the use of energy-efficient agricultural practices such as integrated pest management, biodynamic cultivation, drip irrigation, and utilization of on-site agricultural water for energy production.

(Implementors: Farmers, State, County)

7. Substitute environmentally safe alternate fuels for petroleum whenever possible.

(Implementors: State, Oil Companies, Farmers)

8. Explore the potential of growing crops for energy, especially on marginal land, and encourage the cultivation of crops for biomass which will not affect existing agricultural production.

(Implementors: State, County, Farmers)

9. Encourage food production in urban neighborhoods, through use of private and community gardens.

(Implementors: County, Cities, Community Organizations)

Transportation

POLICIES

1. Energy efficient forms of transportation and the use of renewable fuels shall be encouraged to the maximum extent possible.

2. Individuals should be encouraged to choose the method of travel which is most fuel-efficient and to use the most energy-efficient movement of goods and services.

(Note: For additional energy related policies and actions, see Transportation section of the Plan.)

IMPLEMENTATION

1. Decrease the amount of petroleum used for government and industry fleet vehicles through education, regulation and innovative experimentation.

(Implementors: County, Cities, Districts, Industry)

2. Evaluate the energy efficiency of proposed transit and transportation projects.

(Implementors: County, Cities)

3. Require vehicle inspection on a periodic basis to ensure fuel efficiency.

(Implementors: State Legislature, County, Cities, Industry)

4. Investigate the potential for the use of renewable fuels, such as alcohol, as an alternative transportation fuel.

(Implementors: State, County, Industry)

ROLE OF LOCAL GOVERNMENT

POLICIES

1. Local government shall set an example to the private sector by reducing energy consumption in its own facilities and operations and by using renewable energy sources such as solar energy.

2. The use of decentralized, safe, non-polluting, renewable energy resources should be promoted in the public and private sector to reduce the need for expansion of metropolitan power plants.

3. Support federal and state laws which encourage energy efficiency and the use of renewable energy and lobby to eliminate laws which encourage energy waste and the use of non-renewable fuels.

IMPLEMENTATION

1. Adopt the following programs for government facilities and operations:

a. Establish an energy audit and conservation program.

b. Use solar energy and other renewable energy resources to the maximum extent possible in existing and new buildings.

c. Designate an energy manager.

d. Establish an energy advisory body or commission to propose policy and regulations, and evaluate implementation for both public and private sectors.

e. Develop a life cycle cost method to determine cost effectiveness of building energy systems.

- f. Develop energy shortage/emergency contingency plans on a countywide basis and for County public facilities and operations.

(Implementors: County, Cities)

- 2. Encourage the use of renewable energy resources, recycling programs, and conservation to the maximum extent possible by actively participating in appropriate energy demonstration projects.

(Implementors: County, Cities, Pacific Gas and Electric Company (PG&E), Public Utilities Commission, California Energy Commission)

- 3. Encourage public education on energy conservation and the use of renewable fuels by:

- a. Providing information concerning local energy supply conditions, problems, and potential.
- b. Providing technical information and expertise on the topic to citizens, local governments, agencies.
- c. Acting as catalyst to bring together groups, agencies, and individuals interested in promoting this activity.

- d. Forwarding new material to schools for consideration in local school curricula.

(Implementors: County, Cities, Schools, Community Groups, Environmental Groups, Utilities, Builders, Others)

- 4. Adopt general plans, policies, ordinances and incentives which reduce energy consumption and promote the use of renewable energy resources.

(Implementors: County, Cities)

- 5. State and federal programs should be:

- a. Monitored for actions relative to energy policy and offered input when appropriate.
- b. Supported relative to utility conservation, load management and rate restructuring programs and assisted in implementation where possible.

c. Used to seek technical assistance in order to reduce local staffing needs.

d. Used to seek grant funds to carry out the local energy program.

(Implementors: County, Cities)

UNINCORPORATED DEVELOPMENT

OVERVIEW

POLICIES

The following are major policies taken from various sections of the Plan which would apply to unincorporated development (see individual sections for more detail):

Natural Environment

1. Development activities shall not be allowed to have a significant adverse impact on the natural environment.
2. Roads, building sites, and facilities shall not be allowed to create major or lasting visible scars on the landscape. Homes should not be located on ridgelines. A minimum point from the ridgeline should be established where homes may be located.
3. Activities which may lead to erosion or sedimentation of streams shall be minimized.
4. Sources of potential pollution shall not be located in close proximity to streams, creeks, and reservoirs.
5. Wetland areas shall be limited to uses of public benefit not requiring the filling of the Bay.
6. Riparian vegetation associated with streams shall be protected to the maximum extent possible.
7. New development shall be required to demonstrate adequate quantity and quality of water.
8. Development shall be designed to conserve soil and avoid erosion.
9. Healthy specimen trees shall be preserved.

10. Development activities shall not jeopardize heritage resources (including historic, architectural, archeological and paleontological sites, natural areas, heritage trees, and rare or endangered plants and animals).

Public Safety

1. Development in areas of hazard due to unstable land, fire, flooding, and airport operations shall be limited and designed to reduce risks to an acceptable level.

2. In areas of highest hazard, such as floodways, active landslides, hazardous fault traces, and airport safety zones, there shall be no new habitable structures allowed, unless specifically allowed by the Congress Springs Landslide Study and related ordinances.

3. In all hazard areas, projects shall be so designed as to avoid placement of improvements where they would be jeopardized by hazards, where they would increase the hazard potential, or where they would increase the risks to neighboring properties.

4. Subdivisions shall be designed to avoid or minimize placement of roads and improvements on unstable land and shall demonstrate stable building sites.

5. In areas of high potential for activation of landslides, there shall be no avoidable alteration of the land which is likely to increase the hazard.

6. Structures and septic tank systems should not be placed where their functioning would be impaired by saturated soils.

7. Structures shall not be placed in designated federal floodways.

8. All new building sites, subdivisions, and clusters shall have adequate access and water supplies for fire safety and shall avoid development on fire hazardous dead-end roads and roads substandard for use by fire equipment.

Health

1. All new septic systems shall be located in areas where there is a reasonable assurance that they will function reliably over a long period of time, shall be designed to have a minimum negative impact on the environment, and shall be strictly controlled to avoid placement of systems where leachate may contaminate wells, groundwater or surface water.
2. New development shall have a level of sound which is compatible with the land use and shall not generate noise which would be incompatible with neighboring land uses.

Transportation

1. Major development proposals in areas of severely congested traffic or which would cause severe traffic congestion (level of service D or worse) shall be denied.
2. Excessive road and driveway lengths shall be avoided. Divide parcels so as to minimize the need for excessively long roads and driveways.

Constructed Environment

Urban land uses shall be in cities and should be provided with urban types and levels of service, including sewers.

Energy

New buildings and subdivisions shall be designed to take maximum advantage of solar heating and cooling opportunities.

Land Use Map and Text

1. Areas with major resources such as agricultural lands, ranchlands, hillside watersheds, and baylands are specifically designated and shall be protected.
2. Hillsides shall be protected, reserving 90% of the land in open space and clustering homes to avoid hazards or adverse environmental impacts.

3. Rural residential areas must be reasonably free from hazards and must not displace productive agriculture.

ZONING DESIGNATIONS AND PERMISSIBLE AMOUNTS OF DEVELOPMENT

POLICIES

1. The number of lots into which a property may be divided shall be determined by zoning and the availability of suitable building sites on the property. If there are fewer suitable building sites than lots permissible under the zoning, then the number of lots shall be limited by the number of building sites.

2. Regardless of the zoning, no new lot shall be created which is substandard or deficient for the purpose of a building site unless such a substandard or deficient lot is rendered unbuildable by a binding permanent open space easement, or other enforceable restriction acceptable to the County lasting until the identified development constraint(s) are overcome.

PROJECTS CONFORMING TO THE GENERAL PLAN

POLICIES

1. In order to be considered compatible with the General Plan, a standard lot for building site purposes shall, as a minimum, meet County standards and criteria for safe and adequate access, sanitation, fire protection, and potable water supply, and shall be free from undue hazard caused by earthquake, flooding, wildfire, or landslide. Each lot shall have a suitable area for a building site plus a separate area suitable for a septic drainfield (unless sewers are available).

2. The process for determining compatibility of subdivisions, cluster permit applications, and all other applications for development which lead to the establishment of a building site will include the following initial screening. This screening may place the application into one of three categories:

- o Applications for normal processing,

- o Applications which are non-conforming, or
- o Applications which require detailed review for plan conformance.

(Detailed criteria for the interpretation of the following screening process are in the Appendix - See implementation #4)

- a. Normal processing will proceed for applications which have a high probability of conforming to the General Plan based on the following criteria:
 - i. The property includes an area of land on each proposed lot which may be acceptable as a building site, on which there is:
 - o No indication of land instability,
 - o No indication of flooding, and
 - o Access to the potential building site can be achieved via a route over lands for which there is no indication of instability and average slopes allowing access without major cuts and fills.
 - ii. Each lot includes an area potentially suitable for a septic tank system, which is:
 - o An acceptably gentle slope for a drain-field and land large enough for future expansion.
 - o At the same elevation or downhill from the potential building site, and
 - o Not subject to flooding or landsliding.

(Septic system criteria are not applicable in sewerred areas.)

- b. Non-Conforming applications shall be denied if the land does not contain the characteristics necessary to support a building site which conforms to the minimum General Plan criteria. (Projects denied through initial screening should be subject to minimal fees.) Characteristics of a given piece of land which indicate that conformance to General

Plan criteria cannot be met include lands where:

- i. There is no potential building site on the proposed lot:
 - o Having natural slopes which would allow building without excessive cuts and fills,
 - o Located outside of a federally designated floodway, or
 - o Accessible through lands with an average slope where access can be designed without excessive cuts and fills.
- ii. There is no area of land potentially suitable for a septic system which is:
 - o Located at the same elevation or downhill from the potential building site,
 - o Located outside of a floodway,
 - o Located at a safe distance from creeks and outside of riparian areas,
 - o Located 200 feet from a reservoir, and
 - o Located a safe distance from wells.

(Septic system criteria are not applicable in sewer areas)

- c. Detailed Review will be prescribed for applications that are not clearly within the criteria for normal processing or for nonconforming applications, which may be capable of conforming to the General Plan and County ordinances provided that the applicant shall demonstrate that all policies, criteria and ordinances can be complied with. The applicant shall be informed of all criteria and those criteria known to be unsatisfied in the application, and that there is no assurance that the application will be approved.

Appeals

- d. An Appeal Procedure for projects denied at initial screening will provide that such projects may be appealed to the Planning

Commission and Board of Supervisors which may authorize the further processing of the application, providing that:

- i. The applicant can establish that the intent of the General Plan can be met,
- ii. The appeal does not override any of the normal requirements of County ordinances or policies, and
- iii. Authorization is limited only to continue normal processing.

IMPLEMENTATION

1. Review and revise as needed, all land development ordinances and procedures to assure compatibility with the General Plan.
(Implementor: County)

2. Amend single-site approval ordinances to include General Plan conformance as a requirement of approval.
(Implementor: County)

3. Adopt a set of General Plan design criteria to use in the review and conditioning of applications. (See Appendix for a draft of these criteria.)
(Implementor: County)

4. Develop and adopt a final set of criteria for General Plan screening of land development, and as an interim measure use the following as an appendix of specific criteria:

o Normal processing:

Building sites and potential access must be on land less than 20% slope.

o Non-conforming:

Building sites and potential access must not be on land greater than 30% slope.

Potential drainfield area must be at least one-half acre with natural slope below either 20% or 30% slope as determined by the Board of Supervisors.

Separation of drainfields from creeks must be at least 100 feet.

Separation of drainfields from wells must be at least 100 feet.
(Implementor: County)

NEED FOR DETAILED LOCAL PLANNING

POLICIES

1. The County shall identify lands with areawide deficiencies or special circumstances in which conformance to the General Plan is infeasible on a case by case basis, and shall require a detailed plan to resolve the specific issues for such lands as a pre-condition for any new subdivision, cluster permit, building site approval or use permit. Land may be designated for such detailed planning by the Board of Supervisors or the Planning Commission, upon recommendation from the Fire Marshal, or directors of Environmental Health, the Planning Department, or Land Development Engineering.
2. At such time as an area is identified by the Planning Commission or Board of Supervisors as needing detailed plans, there shall be a determination made of the restrictions which shall apply until the detailed plan is adopted.
3. Detailed plans should address:
 - a. Extent and type of deficiencies,
 - b. Solutions to correct deficiencies,
 - c. Preferred solution, and
 - d. Costs and funding mechanisms, including apportioning initial and on-going costs of the solution to those who benefit.
4. Applications for subdivisions, cluster permits, or use permits in an area which has been identified for detailed local planning, will be restricted until the detailed local plan is adopted. The applicants will be informed of the General Plan policies or standards which must be satisfied through a detailed plan for the area.
5. Rezoning to conform to the allowable Rural Residential densities of the Plan shall not be processed until the need for a detailed

plan has been determined and, if needed, such a plan has been adopted by the Board of Supervisors.

6. A detailed plan for the resolution of areawide problems may be publicly or privately prepared, but shall be subject to adoption by the County. The detailed plan shall address financing and implementation of needed improvements, as well as the specific details necessary to resolve the areawide problem. Once a detailed plan is adopted by the County, development conforming to such plan will be considered to conform to the General Plan for those issues addressed in the detailed plan.

7. If, in the opinion of the Planning Commission or Board of Supervisors, the areawide conditions which necessitate the creation of a detailed plan are of such a nature that a public benefit will be served through County sponsorship of the detailed plan for the area, then County staff may participate in the preparation of such a plan.

8. If a detailed plan is intended to improve substandard conditions in areas which are already substantially developed or where the roads or facilities at issue are pre-existing, the detailed plan may include variations from normal General Plan criteria or land development standards if such variations are for the purpose of improving the environmental quality of the area.

IMPLEMENTATION

1. Identify areas with deficiencies that require areawide detailed planning.

(Implementors: Land Development Engineering, Planning Department, Fire Marshal, Environmental Health, Planning Commission, Board of Supervisors)

2. Determine which detailed plans are of sufficient community benefit justifying public participation in the preparation of such plans, and establish a priority for preparing such plans.

(Implementors: Planning Commission, Board of Supervisors)

3. Amend County ordinances as needed to implement the process for area planning.

(Implementor: County)

INCREASING THE SUPPLY OF AFFORDABLE HOUSING

POLICIES

1. New housing for the urban population shall be built within cities.
2. Intergovernmental and public and private cooperation shall be encouraged to achieve an adequate supply of affordable housing.
3. The following principles shall be encouraged in the provision of housing for the urban population:
 - a. Increase the supply of housing in each part of the county to a level consistent with existing employment without exceeding the capacity of the natural environment and constructed systems in each area of the county.
 - b. Provide a sufficient supply of new housing in each city to offset the housing demand created by its new job growth.
 - c. Locate housing so that workers have the opportunity to live within a reasonable commuting distance of their jobs.
 - d. Assure that at least 10% of all new homes and apartments and 25% of all condominium converted units are available to households earning less than 120% of the county median income.
4. The way municipal services and facilities are financed should be reformed in order to offset the added financial burdens of providing services and facilities to new residential development.
5. Rezoning and a new zoning district to allow combined industrial/residential use of land within city urban service areas should be considered in cooperation with Intergovernmental Council and affected cities.

IMPLEMENTATION

1. Establish and adopt objectives indicating the amount of housing needed to correct

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existing shortages and meet projected growth needs within each area of the county.

(Implementors: Cities, County)

2. Coordinate local and regional housing objectives.

(Implementors: Cities, County, Association of Bay Area Governments, State Department of Housing and Community Development (HCD), Federal Department of Housing and Urban Development (HUD))

3. Amend local land use plans to be consistent with adopted housing objectives.

(Implementors: Cities)

4. Employ a variety of techniques for increasing the supply of housing. For example:

a. Rezone vacant industrial lands for residential uses.

b. Build more multi-family units which tend to respond to smaller household sizes but which are large enough to accommodate families with children.

c. Allow and encourage mixed use development combining residential uses with compatible commercial and industrial uses.

d. Utilize air rights to allow construction of housing over parking lots, etc.

e. Establish minimum density levels.

(Implementors: Cities)

5. Adopt reasonable modifications in zoning and building policies, regulations, and standards which would aid in reducing the cost of new housing units. For example:

a. Encourage construction of "no frills" housing units, e.g., units without unnecessary or expensive appliances and fixtures such as microwave ovens and trash compactors.

b. Allow greater flexibility in development standards relating to minimum lot sizes, parking spaces, setbacks, etc.

(Implementors: Cities, Building Industry)

6. Examine development standards, lot sizes, setbacks and parking requirements to ensure compatibility and facilitate the use of mobile homes as a means of providing lower priced housing. Include provisions for:

a. Mobile home cooperatives, and

b. Mobile home subdivisions.

(Implementors: Cities, County)

7. Institute a "below market rate" housing program requiring that:

a. At least 10% of all units in new single-family and multi-family housing construction or 25% of all condominium conversion projects be affordable to persons earning less than 120% of the median family income in the county.

b. At least half of the "below market rate" units be made available to households earning less than 80% of the county median income.

c. "Below market rate" housing units only be resold to persons earning less than 120% of the median family income in the county, at original cost plus some measure of the rate of inflation (such as the cost of living index or the housing price index) plus the cost of improvements.

d. The "below market rate" housing units be scattered throughout the project.

e. Government assistance be used only to increase the percentage of below market units in a development or to reduce the price of a unit to make it more affordable to lower income households.

(Implementors: Cities, County)

8. Encourage industrial firms to assist in the provision of housing through mitigating measures.

(Implementors: Cities, Private Industry)

9. Require consultation between cities and industry at the beginning of the development process to assess the impacts of job producing proposals.

(Implementors: Cities, Private Industry)

10. Study state laws that could make revenues available to cities accommodating new residential development in areas where housing is needed.

(Implementors: Cities, Private Industry, State Legislature)

11. Use the Intergovernmental Council as a forum which could function as an area housing council, as defined by State law, for the purpose of recommending:

- a. Developing a housing allocation plan indicating housing goals for each area of the county,
- b. Distributing subsidized housing units throughout the county,
- c. Coordinating the development of policies, ordinances, and programs relating to housing matters such as condominium conversions, below market rate programs, etc.,
- d. Establishing a housing fund to assist in site acquisition and/or construction of low and moderate income housing, and
- e. Expanding housing maintenance and rehabilitation programs.

(Implementors: Cities, County)

FINANCIAL ASSISTANCE FOR LOW AND MODERATE INCOME HOUSEHOLDS

POLICIES

1. Affordable housing for low and moderate income households not satisfied through the private market shall be provided by local government by:

- a. Maximizing the use of federal and state financial assistance programs, and
- b. Creation of local programs which could provide financial assistance or increased incentives for constructing low and moderate income housing, such as tax exempt revenue bonds and landbanking.

2. At least half of the funds generated from state and local programs for housing

shall be targeted to households earning less than 80% of the county median income.

3. Provision of housing which is suitable for families with children shall be given high priority in housing assistance programs.

IMPLEMENTATION

1. Provide financial assistance for low and moderate income housing through the creation of a housing fund. Uses of the fund could include:

- a. Acquisition or leasing of housing sites,
- b. Construction of low and moderate income housing,
- c. Assistance in predevelopment costs, and
- d. Site and improvement costs.

(Implementors: Cities, County)

2. Obtain revenue for the countywide housing fund through measures such as:

- a. The sale of parcels created through a density bonus program whereby developers can increase the number of parcels in a subdivision if one or more parcels are dedicated to the public agency,
- b. Housing and Community Development Block Grant funds,
- c. Special taxes from new commercial and industrial development implemented by voter approval in each city,
- d. Construction surcharges which could be levied with voter approval,
- e. Tax increment revenues permitted under State law as a financing technique for redevelopment areas, and
- f. Pursuing ways to acquire revenue from existing industrial and commercial firms.

(Implementors: Cities, County)

3. Develop as part of the areawide housing objectives an equitable distribution of low and moderate income housing units among the cities.

(Implementors: Cities, County)

4. Authorize tax-exempt revenue bonds to assist in apartment construction, home financing and rehabilitation loans for low and moderate income households.

(Implementors: County, Cities)

5. Utilize suitably located surplus publicly owned lands for low and moderate income housing through the sale or lease of such land to a government entity, nonprofit corporation or private developer with appropriate terms and conditions guaranteeing the use of such land for low and moderate income housing.

(Implementors: County, Cities, Other Public Agencies)

6. Seek modifications in State and local enabling laws to give public agencies the option to sell or lease surplus publicly owned land for less than fair market value if such land is to be used for low and moderate income housing.

(Implementors: County, City, State)

7. Amend the Housing and Community Development Act to allow use of HCD funds for assisting in the construction of low and moderate income housing.

(Implementors: Federal Government)

8. Assist in the provision of low and moderate income housing through the utilization of federal and state funding programs by:

a. Monitoring and updating information on federal and state funding programs for subsidized housing, and

b. Providing technical assistance to cities and private and nonprofit developers in preparing applications to federal and state agencies for subsidized housing.

(Implementors: County, Cities, Private Developers, Community Organizations)

9. Facilitate construction of low and moderate income housing by:

a. Waiving development and other fees for low and moderate income housing units,

b. Providing priority processing for development proposals containing low and moderate income housing units, and

- c. Parallel processing of federal and state funded housing projects at the local level to coincide with the federal and state approval process.

(Implementors: Cities)

10. Continue to give financial support and technical assistance to local nonprofit housing development corporations which are developing low and moderate income housing.

(Implementors: Cities, County)

11. Work to create positive public attitudes toward assisted housing through informational efforts and recognition of exemplary design in assisted housing projects.

(Implementors: Cities, County, Building Industry)

PRESERVING EXISTING AFFORDABLE HOUSING

POLICIES

1. Existing rental housing shall be protected from conversion to ownership housing according to the needs of each community.

2. The public and private sector should work together to provide replacement housing for habitable low and moderate income housing lost through demolition or conversion to non-residential use.

3. Residents in rental housing shall be protected from excessive and arbitrary rent increases.

IMPLEMENTATION

1. Adopt policies and ordinances regulating the conversion of rental housing to ownership housing (i.e. condominium conversions), including provisions which:

- a. Relate implementation of the ordinances and policies to the vacancy rate in the area,

- b. Protect existing tenants against untimely eviction,

- c. Require that 25% of the units be priced for sale to low and moderate income households,

d. Allow existing residents the right of first refusal on the purchase of a unit, and

e. Work toward a balance or desired ratio of rental and ownership housing within each community.

(Implementors: Cities, County)

2. Adopt regulations and secure government commitment to provide replacement housing when a habitable low and moderate income housing unit is lost because of demolition or change in use. Regulations should include:

a. Utilization of government assistance, density bonuses, priority processing or other mechanisms to facilitate the provision of a low and moderate income replacement unit,

b. Dedication of a unit for low and moderate income housing if new housing is to be built on the property,

c. Payment of an in-lieu fee to a housing fund used to assist in the construction of low and moderate income housing within the market area, and

d. Moving the unit to a more suitable site.

(Implementors: Cities, County)

3. Rezone wherever possible industrially and commercially zoned land to residential use, particularly in areas that have existing nonconforming low and moderate income housing.

(Implementors: Cities, County)

4. Adopt and implement ordinances providing reasonable protection for renters, which would include:

a. A process for reviewing grievances and requests for rent increases,

b. Adequate information about rental rates and increases for existing and potential renters, and

c. Protection from retaliatory evictions.

(Implementors: Cities, County)

HOUSING CONSERVATION AND REHABILITATION

POLICIES

1. The conservation and rehabilitation of the existing housing supply shall be supported and facilitated.
2. Publicly assisted housing rehabilitation should not have the effect of reducing the available supply of housing for low and moderate income households.

IMPLEMENTATION

1. Establish neighborhood rehabilitation programs utilizing funding and other assistance from banks, corporations, local governments, and private individuals.

(Implementors: County, Cities, Private Sector, Community Organizations)

2. Make available federal and state funding to persons of low and moderate income who are unable to obtain conventional rehabilitation loans.

(Implementors: Cities, County)

3. Formulate and adopt housing code enforcement programs which emphasize health and safety concerns, and provide incentives for code compliance. Such programs could include:

- a. Inspection and code compliance of apartment and single family rental units prior to occupancy.

- b. Voluntary inspection of units prior to resale.

- c. Tax incentives and low interest loans to encourage property owners to bring their property into compliance with code requirements.

- d. Assurance against involuntary displacements of low and moderate income people.

(Implementors: Cities, County)

4. Establish a system for classifying and monitoring the physical condition of neighborhoods to assist in scheduling maintenance activities and updating housing information for federal and state programs.
(Implementors: Cities, County)

EQUAL HOUSING OPPORTUNITIES

POLICIES

1. Fair housing laws shall be augmented and enforced to protect against arbitrary housing discrimination.
2. Fair housing services shall be available in all parts of the county.
3. The rights of tenants and landlords shall be recognized and protected and opportunities for mediation of disputes shall be provided.

IMPLEMENTATION

1. Provide fair housing services throughout the county, including:
 - a. Investigation, monitoring, and prosecution of illegal discrimination,
 - b. Education and outreach programs to inform the public regarding fair housing law,
 - c. Information and assistance in tenant/landlord relations, and
 - d. Referral of complaints.
(Implementors: Cities, County, Private Organizations)
2. Explore the adoption of additional ordinances and legislation to protect the rights of all persons in obtaining and retaining housing, including measures to ensure the disclosure of information at the place for rent to inform renters of rates and conditions of tenancy.
(Implementors: State Legislature, Cities, County)
3. Adopt ordinances prohibiting discrimination in housing based on age excluding,

when appropriate, senior citizen housing and adult mobile home parks.

(Implementors: Cities, County)

4. Establish tenant/landlord mediation boards in all jurisdictions.

(Implementors: Cities, County)

5. Ensure the enforcement and prosecution of cases of discrimination and tenant/landlord violations by:

a. Increasing the priority of enforcement of such cases at the county and city level, and

b. Imposing steeper penalties and fines to recover court costs and encourage compliance.

(Implementors: County, Cities, State and Federal Legislators)

SPECIAL HOUSING NEEDS

POLICIES

1. The supply of suitably designed and conveniently located housing units meeting the needs of handicapped persons and senior citizens shall be increased throughout the county.

2. The supply of short-term shelter for persons in need of emergency housing due to personal crises shall be expanded throughout the county.

3. Affordable housing for the elderly, handicapped and single-parent heads of household shall be available throughout the county.

4. An adequate quantity of housing which is suitable for families with children shall be made available throughout the county.

5. Licensed residential care facilities which are adequate to meet needs shall be provided and dispersed throughout the county.

IMPLEMENTATION

1. Develop and implement programs to ensure that a portion of new housing units is

designed to be adaptable to meet the needs of physically disabled persons.
(Implementors: Cities, County)

2. Use state and federal funding programs to provide assistance to physically disabled persons who need to make existing units accessible.
(Implementors: County, Cities, State, Federal)

3. Provide funding for short-term shelter facilities and assist in informing the public of their availability.
(Implementors: Cities, County)

4. Provide support for local programs that assist in making housing available for groups with special needs, including services to match people who wish to share housing.
(Implementors: Cities, County)

5. Amend local ordinances to permit construction of "in-law" or studio units on single family lots.
(Implementors: Cities, County)

6. Reevaluate zoning regulations and interpretations to accommodate large residential care facilities of more than six people in appropriate zoning districts. Adopt use permit guidelines or standards for location, site development, and other zoning related conditions of operation.
(Implementors: Cities, County)

7. Use public and private funding programs and surplus publicly owned land to increase the supply of rental and condominium housing for groups with special housing needs.
(Implementors: Cities, County)

8. Consider the amendment of ordinances to allow special housing for the independent living of elderly and handicapped by increasing densities, reducing parking requirements and allowing very small units or private residence hotels.
(Implementors: Cities, County)

HOUSING IN UNINCORPORATED AREAS

POLICIES

1. Unincorporated lands within city urban service areas should be annexed to cities before being developed for residential purposes.
2. Existing housing in unincorporated areas within city urban service area boundaries should be annexed to the cities.
3. Unincorporated lands outside of urban service areas shall not be directly available as a land resource for the housing needs of the urban population, but shall contribute to the housing needs of the county in the following ways:
 - a. A portion of the land area is suitable for future urban expansion and shall be maintained in lots of at least twenty acres in size so that this land may be efficiently converted to urban land uses at the appropriate time.
 - b. Those portions of the rural area already committed through existing patterns of development to low density suburban residential housing are designated in the land use map and shall provide a limited supply of sites for new suburban housing.
 - c. Most of the land outside of urban service areas is designated for land uses oriented toward the natural resources of the rural areas, and housing necessary for the population directly earning its livelihood from these natural resources is provided for in the rural areas. Affordable housing shall be available to agricultural workers in these areas.

IMPLEMENTATION

1. Encourage annexation of unincorporated lands within city urban service areas by:
 - a. Utilizing the Municipal Reorganization Act (MORGA) or similar mechanisms to annex these lands,

b. Applying the County's "-cs" City Services zoning district or similar restrictive land use controls,

c. Informing residents and owners in these areas of the advantages of annexing to the city, and

d. Adopting County development standards stricter than those of the surrounding city.

(Implementors: Cities, County, Local Agency Formation Commission)

2. Allow the development of farm worker housing and the establishment of farm cooperatives in rural areas.

(Implementors: County, South County Cities)

3. Assist private non-profit corporations in the formation of farm cooperatives.

(Implementors: County, South County, Cities)

COMMUNITY GOALS

1. An integrated public transportation system in the entire urbanized portion of Santa Clara County.
2. Increased ridership on public transit, carpooling and vanpooling, bicycling, walking and, thereby, reduced dependence on the automobile.
3. A transportation system which permits travel at tolerable operating speeds.
4. A comprehensive and safe system of walkways and bikeways.

TRANSPORTATION, LAND USE AND THE ENVIRONMENT

POLICIES

1. The transportation system shall be designed and implemented to help achieve environmental goals and policies, particularly related to energy conservation, land use, and the reduction of air and noise pollution. All transportation improvements shall have a positive net impact on the environment.
2. The amount, location and timing of future urban development should be consistent with the capacity of the transportation system. The following objectives should be pursued:
 - a. Reduce the rate and total amount of industrial and commercial growth in the northern portions of the County.
 - b. Reduce the growth of long distance commuting through land use patterns that move jobs and housing closer together (such as more jobs in South San Jose).
 - c. Transportation facilities should be available before new development is allowed to occur.
3. Options for future transportation facilities within planned transportation corridors should be preserved.

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4. Land use designations and actions in the right-of-way of needed transportation improvements shall seek to preserve such routes for future transportation use.

IMPLEMENTATION

1. Review specific transportation improvement projects to ensure that they are consistent with County land use, energy, health, and environmental policies.

(Implementors: Federal Government, State, County, Cities)

2. Reevaluate local land use plans to ensure that future growth provided for in those plans can be accommodated by proposed transportation improvements which have a reasonable likelihood of being funded by 1990.

(Implementors: County, Cities)

3. Purchase or preserve through zoning privately owned lands in rights-of-way of undeveloped transportation corridors identified on the County's transportation map, including West Valley Corridor (Rte. 85) and the Guadalupe Corridor (Rte. 87).

(Implementors: Federal, State, County, Cities)

FREEWAYS, EXPRESSWAYS, AND ARTERIAL STREETS

POLICIES

1. Existing transportation facilities should be made more efficient through low cost improvements, increased number of people per vehicle, and measures which reduce peak hour traffic.

2. Highest priority for funding highway improvements should be given to those projects which serve circulation needs within Santa Clara County.

3. The minimum overall performance of city streets, county roads and expressways and state highways at peak travel periods should be no worse than a level of service "D". (Level "D": Traffic congestion approaches unstable flow, with tolerable but less than maximum driving speeds. Drivers have little freedom to maneuver, comfort

and convenience are low, but conditions can be tolerated for short periods of time.)

IMPLEMENTATION

1. Deny approval to development proposals if existing levels of traffic congestion at peak travel periods in the neighborhoods in the vicinity of the proposed project exceed congestion level "D" or if the proposed project would create congestion at peak periods worse than level "D" on nearby streets or highways. Such projects may be approved:

- a. If mitigation measures specified by the agency issuing building permits are implemented by the developer to maintain roadway performance at a service level "D" at peak travel periods on city or county streets.
- b. If the developer implements 'reasonable' mitigation measures to offset increases in traffic congestion created by the project in cases where state highways are affected.

(Implementors: Cities, County)

2. Promote and facilitate carpooling and vanpooling.

(Implementors: State, Metropolitan Transportation Commission (MTC), County, Cities, Private Industry)

3. Implement incentives to encourage carpooling and vanpooling such as:

- a. Preferential carpool parking,
- b. High occupancy vehicle (HOV) lanes in congested areas,
- c. Special access lanes on metered freeway on-ramps, and
- d. Encourage employers to replace free employee parking with a "Transportation Allowance".

(Implementors: Federal Government, State, MTC, County, Cities, Private Industry)

4. Implement incentives to encourage alternatives to the automobile, particularly in congested areas, such as:

- a. Auto-free zones,
- b. Increased long term parking rates,
- c. Traffic signals to inhibit through traffic,
- d. Parking fees in employee parking lots,
- e. Reduction in the number of parking spaces, and
- f. Placing a greater proportion of roads (and related facilities) cost directly on the users of roads.

(Implementors: Federal Government, State, MTC, County, Cities, Private Industry)

5. Implement techniques which increase highway efficiency, including:

- a. Designation of high occupancy vehicle lanes,
- b. Construction of special freeway on-ramps for buses, carpools, and vanpools,
- c. Traffic signal preemption systems for transit vehicles on freeway on-ramps, and
- d. A coordinated program of signalization, channelization, and ramp metering

(Implementors: Federal, State, MTC, County, Cities)

6. Establish staggered work hours and allow flex time.

(Implementors: Federal, State, MTC, County, Cities, Private Industry)

7. Seek agreement that the limited funding available for major road improvements will be allocated first to projects serving internal circulation needs within the county.

(Implementors: Federal, State, MTC, County, Cities)

8. Support legislation to provide funding for the highway improvements identified in the County's General Plan.

(Implementors: Federal, State, MTC, County, Cities)

9. Establish fees on new commercial and industrial development to generate sufficient revenue to pay for the transportation improvements needed to alleviate the congestion created by job growth. Revenue generated by such a program should be pooled on a countywide basis and allocated for highway and transit system improvements.

(Implementors: Federal, State, MTC, County, Cities)

10. Implement programs to consolidate roadway services, such as maintenance, provided:

- a. Cost savings will occur,
- b. Local control of planning is maintained, and
- c. There is no loss in level of service.

(Implementors: Santa Clara County Transit District, Transportation Agency, MTC, State, Cities)

PUBLIC TRANSIT

POLICIES

1. The county's bus system shall be expanded as rapidly as funding allows.

2. The service level of existing transit bus routes shall be maintained and improved before new routes are added.

3. Expansion of the bus system shall emphasize express bus service to downtown San Jose, and other city centers, express bus service from residential areas in San Jose to major employment centers, feeder buses to Southern Pacific stations, regional bus connections with BART, and bus service to schools within urban service areas.

4. The transit system shall be planned and designed to be responsive to the special needs of the elderly, school children, low-income, physically handicapped, and other low mobility groups.

5. Public utilization of the public transit system shall be encouraged and facilitated.

6. Connections between the Santa Clara County Transit system and transit systems in other Bay Area counties shall be provided.

7. Use of existing railroad rights-of-way for transit shall be encouraged.

8. Public transportation to major parks and open space shall be provided.

IMPLEMENTATION

1. Implement programs to make better use of the existing bus fleet including:

a. Reassigning buses from less heavily used routes to more heavily used ones.

b. Increasing the number of express bus routes.

c. Encouraging the hiring of part-time transit operators to handle peak-time transit loads.

(Implementors: Santa Clara County Transit District)

2. Provide a minimum of 750 transit buses in Santa Clara County by 1990.

(Implementors: Federal Government, State, Metropolitan Transportation Commission (MTC), Santa Clara County Transit District)

3. Replace or retrofit existing transit vehicles to make all transit vehicles fully accessible to the physically handicapped. In addition, insure that all transit stops or stations are also fully accessible.

(Implementors: Federal Government, State, MTC, Santa Clara County Transit District)

4. Develop agreements to allow free transfers or reduced fare transfers between the various public transit systems in the Bay Area.

(Implementors: Federal Government, State, MTC, Santa Clara County Transit District)

5. Encourage and facilitate student use of public transit where it is available and con-

venient and encourage employee transit use and ridesharing by actively working with private employers and public agencies to:

- a. Distribute transit route schedule information to employees and school districts,
- b. Establish company and school outlets for the sale of transit passes,
- c. Purchase transit passes in quantities and provide them to employees at a discount,
- d. Provide connecting shuttle buses or vans between company parking lots and express bus stops or commuter train stations,
- e. Examine innovative approaches to reducing single-driver commuting such as shuttle buses at lunch hour, parking fees on employee lots, revised zoning ordinances that will discourage auto usage and encouraging industry to locate for convenient access to transit routes.

(Implementors: Private Industry, Cities, County, School Districts)

6. Build attractive transit facilities, such as:

- a. Passenger waiting shelters,
- b. Major transit transfer stations,
- c. Park and ride facilities, and
- d. Bicycle storage facilities at major transit stops

(Implementors: Federal Government, State, MTC, Santa Clara County Transit District)

7. Upgrade and expand Southern Pacific rail service between San Jose and San Francisco, Santa Cruz, Gilroy, and Fremont.

(Implementors: Federal Government, State, MTC, Southern Pacific Railroad, Santa Clara County Transit District)

8. Proceed with development of public transit facilities in the Guadalupe Corridor and the West Valley Corridor.

(Implementors: Federal Government, State, MTC, Santa Clara County Transit District)

9. Prepare plans to use existing railroad rights-of-way (e.g., Vasona-Permanente) for transit.

(Implementors: Transit District, Cities, County)

FINANCE

A unified and coordinated system of financing and accounting should be developed for the purpose of developing a united philosophy of funding various modes, clarifying comparative costs of various projects, clarifying reasonable costs and reasonable benefits of various projects, and assisting in establishment of reasonable priorities.

POLICIES

1. Existing transportation facilities should be made more efficient through low cost improvements, increased number of people per vehicle, and measures which reduce peak hour traffic.

2. The County's transit system shall be expanded as rapidly as funding allows.

IMPLEMENTATION

1. Support legislation to provide funding for the highway improvements identified in the County's General Plan.

(Implementors: Federal, State, Metropolitan Transportation Commission (MTC), County, Cities)

2. Develop a system of integrated fares among the various public transit systems in the Bay Area.

(Implementors: Federal, State, MTC, Santa Clara County Transit District)

BIKEWAYS AND PEDESTRIAN PATHS

POLICIES

1. Bicycling and walking shall be encouraged and facilitated as energy conserving, non-polluting alternatives to automobile travel.

2. A bicycle transit system that is safe for the user should be provided which will provide for the travel needs of bicyclists.

IMPLEMENTATION

1. Maintain and improve the width and quality of the surface of the right-hand portion of existing roads so that they are suitable for bicycle travel, regardless of whether or not bikeways are designated.

(Implementors: County, Cities, CalTrans)

2. Provide secure bicycle storage facilities at employment sites, public transit stations and schools.

(Implementors: Private Industry, County, Cities, Southern Pacific, Schools)

3. Design all future roads, bridges, and transit vehicles and facilities to accommodate non-motorized travel.

(Implementors: Federal Department of Transportation, Cal Trans, County, Cities)

4. Add and improve bicycle facilities on already existing roads, bridges and transit vehicles to accommodate non-motorized travel.

(Implementors: Federal Department of Transportation, Cal Trans, County, Cities)

5. Publish a map indicating existing county-wide bikeway routes.

(Implementors: County, Cities)

6. Develop and implement an integrated, countywide bikeways plan and action program which includes safety education for bicycle riders and drivers.

(Implementors: County, Cities, Schools)

7. Provide for foot and bicycle travel across existing barriers, such as creeks, railroad tracks and freeways.

(Implementors: Cities, County, State)

8. Establish bicycle advisory committees.

(Implementors: Cities, County)

9. Confer with representatives of recognized bicycle clubs/associations for a "needs list" of necessary bicycle safety improvements.

(Implementors: Cities, County)

AN INTEGRATED TRANSPORTATION SYSTEM

POLICIES

1. A balanced and integrated transportation system should be provided, which will allow for alternative means of travel and opportunities for transfer between alternative means.
2. The local transportation system should be coordinated and integrated into the regional transportation system.
3. Encourage the increased cooperation, coordination, availability and effectiveness of paratransit transportation services through the activities of the Paratransit Coordinating Council. Such services should be considered an integral part of the conventional public transit system.

IMPLEMENTATION

1. Examine plans for street and highway improvements, commuter rail service, transit routes and arterial bikeways to determine whether they are consistent and compatible with one another.
(Implementors: County, Cities, Santa Clara County Transit District)
2. Improve traffic capacity and flow on arterial streets.
(Implementors: County, Cities)
3. Provide feeder transit service to connect with commute rail stations. (See also implementing actions in "Public Transit" section relating to encouraging and facilitating employee use of public transit.)
(Implementors: Santa Clara County Transit District, Private Industry)
4. Coordinate local transportation planning with transportation planning of adjoining counties and with regional and state transportation agencies.
(Implementors: State, Metropolitan Transportation Commission, County, Adjoining Counties, Cities)

5. Bicycle conveyance should be provided on bus and Southern Pacific service.
(Implementors: Santa Clara County Transit District, Southern Pacific)

REGIONAL PARKS

POLICIES

1. The provision of public regional parks and recreational facilities of countywide significance both in urban and rural areas shall be the responsibility of county government.
2. The provision of neighborhood, community, and citywide parks and recreational facilities should be the responsibility of the cities and other appropriate agencies.
3. Parks and recreation system planning, acquisition, development, and operation should be coordinated among cities, the County, State and Federal governments, school districts and special districts, and should take advantage of opportunities for linkages between adjacent publicly owned parks and open space lands.
4. The parks and recreation system should be designed and implemented to help attain open space and natural environment goals and policies.
5. Sufficient land should be acquired and held in the public domain to satisfy the recreation needs of current and future residents and to implement the trailside concept along our scenic roads.
6. An assured, predictable source of annual funding shall continue to be provided for regional park acquisition, development, and maintenance.
7. Provision should be made for compatible recreational use of water resource facilities, utility corridors and reclaimed solid waste disposal sites, where feasible.
8. Opportunities for access to regional parks via public transit, bicycling, hiking, and equestrian trails should be provided.
9. The private sector should be encouraged to provide outdoor recreational opportunities. In rural areas, private recreational uses shall be low intensity.

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10. Heritage resources shall be acknowledged, preserved and commemorated, to the extent feasible in the unincorporated areas and on County owned land.

11. Historic trails shall be located, marked and restored for use where possible.

12. County government shall encourage and cooperate with cities, special districts, other appropriate agencies and organizations, and private landowners in acknowledging and preserving the county's cultural heritage, and historical and archeological structures, sites and landmarks.

13. Activities affecting heritage resources within regional parks shall be coordinated with appropriate commissions, agencies, and organizations.

14. The effective use of existing resources and the development of potential resources shall be promoted to meet the cultural and recreational needs of the County. The County and cities should act to preserve land serving a unique community purpose which would be lost through urbanization. (i.e., lands supporting riding and boarding stables.)

15. Parks and trails in remote areas, fire hazardous areas, and areas with inadequate access shall be planned to provide the services or improvements necessary to provide for the safety and support of the public using the parks and to avoid negative impacts on the surrounding areas.

IMPLEMENTATION

1. Seek adoption of the County's Regional Parks Plan by the cities to facilitate inter-jurisdictional cooperation in implementing the Plan.

(Implementors: County, Cities)

2. Provide public transit service to major regional parks, and develop hiking, bicycling, and equestrian trails to provide access to regional parks from the urban area so that individuals need not depend upon private automobiles for access to recreation.

(Implementors: County, Cities, Midpeninsula Regional Open Space District (MROSD),

State of California, Santa Clara Valley Water District)

3. Evaluate the feasibility and potential environmental impacts of regional parks and trails acquisition and development proposals. (Implementors: County, Cities, Midpeninsula Regional Open Space District)

4. Establish a program to solicit support from individual citizens, other governmental agencies, community organizations, and businesses to aid in regional parks acquisition, development, and maintenance. (Implementor: County)

5. Encourage the participation of local non-profit organizations in the management of County-owned heritage structures and sites. (Implementor: County)

TRAILS AND PATHWAYS

POLICIES

1. Trail linkages are intended to eventually connect all County, state and regional parks to provide a wilderness trail system encircling the urban area and connecting to trails of neighboring counties.

2. A countywide system of hiking, bicycling and horseback riding trails should be provided which includes trails within and between parks and other publicly owned open space lands, as well as trails providing access from the urban area to these lands.

3. The Master Plan for Trails and Pathways and its elements, adopted by the Planning Policy Committee, shall be the basis for the countywide trail system.

4. Trails shall be located, designed, and developed with sensitivity to the resources and fire hazards of the areas they traverse, as well as their potential impacts on adjacent lands and private property.

5. The countywide trail system should be linked with major trails in adjacent counties.

6. Trail acquisition and development shall be consistent with the County's General Plan.

7. Trail planning, acquisition, development, and management should be coordinated among the various local, regional, state, and federal agencies which provide trails or funding for trails.

8. The assistance of private individuals, user groups, organizations, businesses, and schools should be sought to aid in the development, patrolling and maintenance of trails.

9. Trail acquisition, development, patrol, maintenance, and liability responsibilities should be established on a project-by-project basis, and should be coordinated with all jurisdictions involved in each trail segment.

10. Transportation improvements, such as road widenings and bridge construction, should be designed to facilitate provision of hiking and bicycling paths. Equestrian paths should be provided along those roads which link equestrian facilities and parks, and safety measures should be made to facilitate safe crossing where necessary.

11. All trails should be marked. Trails and appropriate markers should be established along historically significant trail routes, whenever feasible.

12. Use of off-the-road vehicles on hiking, bicycling, and horseback riding trails should be prohibited.

IMPLEMENTATION

1. Adopt the Master Plan for Trails and Pathways, developed by the Planning Policy Committee as part of local general plans.

(Implementors: County, Cities, Santa Clara Valley Water District, Midpeninsula Regional Open Space District, South Santa Clara Valley Water District)

2. Establish a process of interjurisdictional coordination for developing implementation plans for individual trail segments.

(Implementors: County, Cities, Santa Clara Valley Water District, Midpeninsula Regional Open Space District, Other Appropriate Agencies)

3. Establish programs to encourage individual citizens, user groups, community organizations, schools, and local businesses to assist in the development, maintenance, and patrolling of trails.

(Implementors: County, Cities, Other Appropriate Agencies)

4. Accept trail and pathway easements and right-of-way dedications as part of land development approvals in areas planned for inclusion in the regional trail system of the General Plan. Trail dedications should be mandatory where needed.

(Implementors: County, Cities)

5. Study and establish as a high priority the routes, dedications and improvements necessary for the development of those trails and pathways shown with arrows on the map "Regional Parks, Trails and Scenic Highways Plan for Santa Clara County".

SCENIC ROADS AND HIGHWAYS

POLICIES

1. The natural scenery which exists along many of Santa Clara County's highways should be protected from land uses and other activities which would diminish its aesthetic beauty.

2. Land use controls along scenic roads should be related to the location and functions of these roads.

3. Signs should be strictly regulated and billboards prohibited along scenic routes.

4. Further improvements to scenic roads should emphasize driving safety and parking for trailheads and reststops as proposed in the Master Plan for Trails and Pathways while minimizing alterations of the landscape.

5. County parks and park chains along scenic routes should be designed to provide view sites, turnouts, rest stops, picnic grounds, and other facilities oriented toward users of the scenic roads.

6. Litter collection facilities should be provided and maintained at turnouts and view sites along scenic routes.

7. Access and commercial development along scenic expressways should be limited to prevent strip commercial development.

8. Hiking and horseback riding trails should be provided along scenic roads where they can be provided safely and without significant adverse environmental impacts. Bicycling facilities should be provided by edge marked shoulders and improved surfaces on paths as recommended in the Master Plan for Trails and Pathways adopted by the Planning Policy Committee.

9. The Skyline Scenic Recreation Route should be completed in accordance with the recommendations of the four-county Joint Powers Committee, including development of a riding and hiking trail system along the route, and acquisition of a 100-foot right-of-way for the unpaved section of the route from Loma Prieta Road to Mount Madonna Park.

10. New structures should be located where they will not have a negative impact on the scenic quality of the area and should generally be set back at least 100 feet from scenic roads and highways to minimize their visual impact.

11. Appropriate landscaping plants shall be encouraged adjacent to scenic roads and highways.

IMPLEMENTATION

1. Designate all Santa Clara County roads shown in the "California Master Plan of Scenic Highways Eligible for Official Scenic Highway Designation" as official scenic highways.

(Implementor: State Legislature)

2. Add the following highways to the State Master Plan for Scenic Highways and designate them as official State scenic highways:

- a. The South Valley Freeway
- b. Hecker Pass Highway
- c. Highway 17 from Los Gatos to Campbell

d. Freeway 680

e. The portion of Freeway 280 between
Highway 17 and Highway 101

Scenic roads and trails rights-of-way shall be
secured.

(Implementors: State Legislature, Caltrans)

ECONOMIC DEVELOPMENT

POLICIES

1. The number of new jobs created in Santa Clara County should be compatible with the County's planned housing supply, transportation system capacity, and improvements in environmental quality.
2. The rate of new job formation should be consistent with new housing construction and the ability of cities to provide basic services and facilities.
3. Based on city plans and other information, the cities and County will be able to provide housing, basic services and facilities able to accommodate around 775,000 jobs. Based on the Corridor Study consultant's report, however, the number of jobs is projected to be over 840,000 jobs by 1990. To the extent the cities and County allow job growth above 775,000, there should be a clear commitment by the cities to expand the housing supply and to improve the transportation system and other major facilities beyond the levels specified in this Plan in ways that are compatible with the environmental goals and policies of this Plan. Without such commitment, the rate of job growth should be limited.
4. New jobs created in Santa Clara County shall be located in closer proximity to existing and planned new housing and in areas where transportation system and local service capacities exist through the following measures:
 - a. Most new jobs created in Santa Clara County between 1980 and 1990 should be located in San Jose.
 - b. No further major employment increases should occur in Palo Alto, Mountain View, Sunnyvale, Santa Clara and Cupertino, where housing and transportation system capacity is overtaxed.

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- c. Job growth in the South Valley cities should be on a level consistent with the employment needs of local residents.
 - d. Moderate increases in employment should occur in Milpitas, Campbell and Los Gatos, consistent with planned increases in the city housing supply.
 - e. Job rich cities should reduce planned job growth and increase housing opportunities where housing is compatible with the residential and environmental goals of the community.
5. Diversification in the mix of local industry shall be encouraged in Santa Clara County to achieve a broader base of industrial and commercial activities in order to insulate the local economy from possible future economic downturns and to provide more lower skilled jobs.

IMPLEMENTATION

1. Develop goals in 1981 for the number of jobs that can be created in each city between 1980 and 1990 to assure a countywide balance of jobs and housing. These goals should be developed consistent with the following criteria:

- a. The job/housing imbalance in a given city does not grow appreciably worse, and
- b. New job growth is located in close proximity to existing and new housing and where transportation system capacity exists.

(Implementors: Cities, County, IGC, Schools, ICC, Special Districts, Private Industry)

2. Adopt annual objectives for each city, compatible with the 10-year goals, to be used as the basis for managing the amount of job growth that can occur in a given year.

(Implementors: Cities, Special Districts, Schools, ICC, IGC)

3. Implement appropriate actions to manage the rate and amount of job growth so that development is consistent with the annual targets. The following job management

measures should be reviewed for possible use in each city:

- a. Rezone excess appropriate vacant industrially zoned land to less intensive industrial uses, to residential use, or to non-urban uses so that the amount of commercial and industrial land available for development is compatible with goals for job growth.
- b. Require use permits for all new and existing commercial and industrial development to manage job density associated with job growth both on new and existing sites. Such use permits would relate to number of shifts, lot coverage, parking, and other pertinent factors.
- c. Limit the issuance of building permits for industrial and commercial development so that annual job growth is consistent with the adopted targets.
- d. Develop industrial employment density/intensity controls to manage employment growth on industrial lands.

(Implementors: Cities, Private Industry)

4. Monitor and review growth levels and rates of job growth to determine if adjustment to 10-year employment goals and annual employment objectives is warranted. The employment goals and annual employment targets should be adjusted if new trends emerge in:

- a. The rate or amount of housing construction,
- b. Labor force participation,
- c. Traffic congestion, air pollution, energy consumption,
- d. Growth pressure in environmentally sensitive areas, or
- e. Figures used for federal grant applications. (Note: There must be a reconciliation of ten-year employment goals and the figures used in the Guadalupe Corridor Study.)

(Implementors: County, Cities, Intergovernmental Council, Private Industry)

5. In order to assure the accurate projections and monitoring of the job/housing/service imbalance, each city should annually indicate its planned job growth and should confirm its capacity to supply the services to support that growth.

(Implementors: Cities, County, IGC, Private Industry)

6. Give highest priority to industrial growth in areas where growth will have the least traffic impact on residential areas and where there is local unemployment. Areas not immediately needed for industrial development should be preserved for future policy reconsideration by being placed in a future industrial/commercial reserve or designated as available only after a fixed point in time.

(Implementors: Cities)

7. Consider the following actions in the event cities do not actively work to develop a countywide plan which contains an industrial growth management plan:

a. Propose specific land use amendments to city plans.

b. Pursue legal challenges to specific projects or plans which, if implemented, would have serious adverse impacts on adjacent cities and/or residents of Santa Clara County.

c. Secure the recognition and use of the County General Plan by all regional, state and federal agencies charged with the coordination of growth planning, capital grants and environmental quality.

(Implementors: IGC, Cities, County)

8. Promote the continuation of agriculture and related employment as an active part of a diversified economy.

(Implementors: County, Cities)

UNEMPLOYMENT AND UNDEREMPLOYMENT

POLICIES

1. Employment opportunities for the unemployed, underemployed and older workers who prefer not to retire should receive high priority.
2. Job training programs shall be expanded and focused to provide a better match between the skills of unemployed and underemployed residents and available jobs.
3. Barriers such as inadequate housing, transportation and childcare facilities which prevent individuals from obtaining employment should be reduced or eliminated.

IMPLEMENTATION

1. Retain and/or expand those jobs matching the skills of the locally unemployed, and improve opportunities for those underemployed.
(Implementors: Private Industries, Cities and County)
2. Form a cooperative vocational council (cvc) with the participation of managers of public and private job skill training programs, local private industries, high schools, community colleges, community based organizations and government agencies. The function of the cvc would be:
 - a. to act as coordinating agencies for public and private job skill training programs,
 - b. to eliminate unnecessary duplication of services, and
 - c. to review and approve the courses for curriculum quality, need and quality of services provided
(Implementors: County CETA Programs)
3. Augment existing programs designed to inform the unemployed of job training programs and employment opportunities available in the county.
(Implementors: State Employment Development Department, Cooperative Vocational Council)

4. Develop a coordinated outreach program directed at secondary schools and beyond, to explain and emphasize job availability and educational background required to obtain employment in the county.

(Implementors: Cooperative Vocational Council, Office of Education, Private Industry)

5. Provide an alternative to existing two year community college curricula to provide skill training with certification within six months.

(Implementors: Community Colleges)

6. Encourage the establishment of vocational training programs where none exist and in areas of high unemployment.

(Implementors: Cooperative Vocational Council, CETA Programs, County)

7. Encourage more active private sector use of Comprehensive Employment and Training Administration (CETA), work/study, and work experience programs to provide on-the-job training.

(Implementors: Private Industry, Cooperative Vocational Council, CETA Programs, County)

8. Expand industry sponsored and financed job training programs.

(Implementors: Private Industry)

9. Encourage changes in public employment training funding policies to give a higher priority to vocational training programs.

(Implementors: Cooperative Vocational Council, CETA Programs, Department of Labor, County)

10. Continue to monitor the impact of job growth in reducing unemployment and underemployment in the county.

(Implementors: State Economic Development Department, Cooperative Vocational Council, County)

11. Reduce work impediments, such as inadequate public transportation, limited housing opportunities near places of employment, and expensive and limited child care facilities with the following measures:

a. Locate new jobs in or near areas of high unemployment.

(Implementors: Cities, Private Industry)

- b. Improve transit service between areas of high unemployment and existing and new jobs.
(Implementors: Santa Clara County Transit District, CalTrans, Private Industry)
- c. Facilitate construction of new housing for low and moderate income households to increase the opportunity for people seeking work to live near their place of employment.
(Implementors: Cities and County)
- d. Promote alternative modes of work, such as shared jobs, and jobs with reduced or flexible work hours.
(Implementors: All Employers)
- e. Adopt policies which are consistent with existing anti-discrimination laws.
(Implementors: Cities, County, State and Federal Government Agencies)
- f. Encourage the establishment of industrial child care programs by employers as a means of providing low cost and/or convenient child care.
(Implementors: Private Employers)
- g. Reevaluate governmental regulations and restrictions which inhibit the establishment of child care centers.
(Implementors: County, Cities)
- h. Require job training operators to inform potential trainees of their specific program placement record and job availability before a commitment is made by the trainees.
(Implementors: Private Industry, Public and Private Job Skill Training Programs, Cooperative Vocational Council, County)
- i. Continue to offer "English as a second language" programs where funding permits them to do so.
(Implementors: Public Schools)

ROLE OF THE GENERAL PLAN IN PUBLIC SAFETY

POLICIES

1. Development in areas of hazard due to unstable land, fire, flooding, and airport operations shall be limited and designed to reduce the risks to an acceptable level:
 - a. In areas of highest hazard, such as floodways, active landslides, fault traces, and airport safety zones, there shall be no new habitable structures allowed.
 - b. In areas of probable high hazard, there shall be no major structures for involuntary occupancy, such as schools, hospitals, and jails.
 - c. In all hazard areas, projects shall be designed to avoid placement of improvements where they would be jeopardized by hazards, where they would increase the hazard potential, or where they would increase the risks to neighboring properties.
2. Areas of significant natural hazard shall be designated in the General Plan as resource conservation areas with low development densities to minimize exposure to risks, and projects shall be conditioned to avoid unnecessary risks.
3. Cities should not expand their urban service areas into undeveloped areas of significant hazard.
4. Available resources in the event of a disaster affecting the unincorporated area or more than one city shall be coordinated by the County.
5. Hazardous traffic situations shall be minimized on the streets, roads and expressways under County jurisdiction.
6. Laws shall be enforced in the unincorporated areas of the county and in cities contracting with the County for police services.

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7. In matters of public safety, law enforcement agencies in the county should strive to achieve the minimum necessary response time to requests for assistance and reports of crime.

8. Known hazard information should be reported as part of every real estate transaction.

9. Proposals for General Plan amendments, zone changes, use permits, variances, building site approvals, and all land development applications subject to environmental assessment shall be reviewed for hazardous conditions utilizing the best available data.

10. The following series of General Plan Reference Maps shall be maintained and periodically updated to aid in the review of proposals for potential hazards:

a. Relative Seismic Stability Map

b. Composite Geologic Hazards Map (A compilation of Alquist-Priolo Special Studies Zones geologic hazards data from the series of special studies conducted in the county by the State Division of Mines and Geology and by the U.S. Geologic Survey, and the San Jose Geotechnical Study by Cooper Clark and Associates). Additionally, site specific geologic studies shall be kept on file and used.

c. Soil Creep (based on data from the U.S. Soil Conservation Service and slope maps generated by the U.S. Geologic Survey).

d. Saturated, Unstable Soils (based on data from U.S. Soil Conservation Service and mapping by Cooper Clark and Associates and Tudor Engineering Co.)

e. Slope Map Series (U.S. Geologic Survey)

f. Flood Hazards (A compilation of National Flood Insurance Rate Zones).

g. Relative Fire Hazard Rating (County Planning Department interpretation based on the fire rating system of the California Division of Forestry).

- h. Dam Inundation (A compilation of maps from the State Division of Safety of Dams)
- i. Airport Safety Zones (Santa Clara County Airport Land Use Commission)
- j. Solid Waste Disposal Sites.

11. Proposals involving potential land instability or geologic hazards shall be referred to the County Geologist for review and recommendations.

12. Proposals involving potential flood hazards shall be referred to the Santa Clara Valley Water District for review and recommendations.

13. Where needed to adequately assess the hazards of a proposal, the County shall require on-site investigations by competent professionals.

14. Proposals shall be conditioned as necessary to meet the County General Plan policies on public safety. Projects that cannot be conditioned to avoid hazards shall be conditioned to reduce the risk to an acceptable level or shall be denied.

IMPLEMENTATION

- 1. Adopt specific criteria which interpret the Public Safety section for use in reviewing zone changes and land development projects. Amend ordinances as needed to implement policies. (Also see Constructed Environment section)
(Implementor: County)

HAZARDS OF LAND INSTABILITY

POLICIES

- 1. The acceptable level of risk from seismic hazards and unstable land areas shall be scaled to the project under application and the nature of the hazards at the site:
 - a. Critical structures and systems vital to the public health and safety (water, power and waste disposal systems, police and fire stations, communications facili-

ties, and the like) shall not be located in areas of poor land stability, unless there is no feasible alternative site, and shall be designed to mitigate any seismic hazards associated with their sites.

- b. No structure for involuntary occupancy (such as schools, hospitals and jails) and no structure for high voluntary occupancy (theaters, churches, offices, etc) shall be approved in areas of high seismic hazard or high potential for ground failure of any type.
- c. No new building site shall be erected across a hazardous fault trace or on an active landslide.
- d. Subdivisions shall be designed to minimize placement of roads and improvements on unstable land and shall demonstrate stable building sites which are acceptable to the County Geologist.
- e. Cluster projects shall not concentrate home sites on unstable or seismically hazardous land.

2. In areas of high potential for activation of landslides, there shall be no avoidable alteration of the land which is likely to increase the hazard, including concentration of water through drainage or septic systems, removal of vegetative cover, and no steepening of slopes and undercutting the base of a slope.

3. Areas where soils are in a continually saturated condition should not be used for structural purposes or filled with heavy earth fills due to their weak unstable nature. Uses requiring septic tank systems should not be allowed.

IMPLEMENTATION

1. Evaluate and where necessary upgrade the "lifeline" services for seismic safety - water distribution, sewage disposal, gas and electricity, hospitals, communications, bridges, major roads, police and fire.

(Implementors: County, Cities, Santa Clara Valley Water District, Sewer Districts, Private Utilities, Resource Conservation Districts)

2. Establish a clearing house for vital life-line service records and distribution system design plans.

(Implementors: County, Cities, Santa Clara Valley Water District, Sewer Districts, Private Utilities)

3. Provide each potentially isolatable area with the basic equipment necessary to protect health and safety, a means to supply water, to provide medical aid, dispose of wastes and keep order.

(Implementors: County, Cities, Santa Clara Valley Water District)

FLOOD HAZARDS

POLICIES

1. Flood control improvements in the Baylands should strengthen the inboard levees rather than the outboard levees.

2. Wherever possible, future flood control projects should be carefully designed to maintain streams in their natural state.

3. Land uses in federally designated floodways shall be restricted through flood plain zoning, and shall also use flood plain zoning where natural flood plains are the best solution to flood hazards.

4. Flood control measures should be considered part of an overall community improvement program and should advance the goals of recreation, resource conservation, preservation of natural riparian vegetation and habitat, and the preservation of the scenic values of the county's streams and creeks.

5. Areas of persistent fresh water flooding and areas of potential dam failure inundation shall generally be designated for agricultural land uses.

IMPLEMENTATION

1. Develop and apply a flood plain zone.

(Implementor: County)

FIRE

POLICIES

The following specific policies on fire safety are supplemental to the general policy framework at the beginning of this chapter.

1. Adequate access and water supplies for fire safety shall be required for all new building sites, subdivisions and clusters.
2. Dead-end roads shall not be extended unless, in the judgment of the fire authority, such extensions will reduce the fire hazard of the area.
3. Specific local circulation plans to establish alternative access to dead-end roads and to overcome substandard road conditions shall be encouraged and required as necessary for the public safety. Such local circulation plans may include means to discourage the use of roads by non-residents.
4. High intensity uses (such as theaters, motels, restaurants, and schools) and uses requiring the handling or storage of large amounts of highly flammable materials shall be approved only in areas with year round fire protection and adequate water systems with hydrants.
5. Areas of high and extreme fire hazard shall be designated for resource conservation uses.
6. Wherever feasible, water systems with hydrants shall be provided in residential and rural-residential areas.

IMPLEMENTATION

1. Initiate specific area circulation plans for the most critical areas with substandard access and high fire hazard. Roadway widths specified in the Uniform Fire Code should be coordinated with County standards.
(Implementor: County)
2. Inspect clearance and water supply requirements in rural areas on a regular basis. Increase manpower for code enforcement.
(Implementors: Fire Protection Districts, County)

3. Promote citizen participation in fire prevention and protection through programs of education and support of volunteer fire companies.

(Implementors: County, Fire Protection Districts)

4. Re-evaluate water storage requirements in fire hazard areas and increase storage requirements in mountain areas.

(Implementor: County)

5. Encourage the installation of sprinkler systems in structures outside of fire protection districts and in high fire hazard areas.

(Implementor: County)

6. Establish a program to plant fire retardant vegetation not requiring annual maintenance near County roads and abate weeds on valley floor. Explore use of Youth Corps and summer projects for students.

(Implementor: County)

7. Require prominent posting of street numbers and adequate road signs in all new developments to aid emergency vehicles in responding to calls.

(Implementor: County)

8. Prohibit occupancy of dwellings in advance of connection to an adequate water supply.

(Implementor: County)

9. Provide adequate emergency access in all parks in hazardous fire areas.

(Implementors: County, State)

10. Put greater emphasis on fire service participation before issuance of building permits.

(Implementors: County Central Permit Office, Building Inspector)

AIRPORT SAFETY

POLICIES

1. Land uses approved by the County shall be compatible with the policies of the ALUC Plan.

**COUNTYWIDE GROWTH AND
HEALTH NEEDS**

POLICIES

1. Environmental health shall be maintained through protection of the air, water and food; through assurance of proper sewage disposal and occupational health activities; and through care and control of animals and vector control.
2. New urban growth areas should be provided with adequate health care facilities which can be reached by the population of the area within 15 minutes.
3. Rural areas more than one-half hour from medical care facilities, and not scheduled to receive health care facilities, shall have very low population levels in order to avoid the creation of added areas of medical underservice.
4. Portions of the county designated as Areas of Primary Medical Care Underservice shall receive priority for health planning, financing of health care services, and allocation of health care resources.
5. Adequate bilingual and bicultural health care services shall be provided.
6. All jurisdictions should make provision in zoning and land development regulations for the establishment of community care facilities needed by their populations, and the excessive concentration of such facilities in any one area or city should be avoided.
7. Investigation into the occupational health and safety of employment in the county shall be continued, with particular attention given to the electronics industry.

IMPLEMENTATION

1. Review and revise zoning and land development ordinances to assure that community care facilities are not excluded from being established in each city by government regulation.

(Implementors: Cities)

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2. Promote cooperation among industry, unions, and other groups in order to define and document job related health problems and disseminate information on the handling, storage, and ventilation of hazardous substances and the personal protective measures which should be taken by those persons involved in the use of hazardous substances.

(Implementors: County, Industry, Unions, Health Systems Agency)

3. Continue to refine countywide health planning and to integrate health concerns into the plans of cities and the County.

(Implementors: Health Systems Agency, County, Cities)

SANITATION

POLICIES

1. Urban land uses shall be in cities, and should be served by sanitary sewer systems.

2. Only very low density development shall be allowed on septic tank systems in the rural areas. The maximum density for new land divisions intended to be served by such systems shall be two and one-half acres per building site, and maximum densities shall not be extended over large areas or in areas likely to have a negative cumulative impact.

3. All new septic systems are to be located in areas where there is reasonable assurance that they will function over a long time period, shall be designed to have a minimum negative impact on the environment, and shall be strictly controlled to avoid placement of systems where leachate may contaminate wells, groundwater or surface water.

4. Areas with high ground water conditions and saturated soils shall not be used for septic systems, and land divisions in such areas shall be denied or limited to lots of one hundred acres or more in size.

5. Areas with residential uses and known or suspected sanitary waste handling deficiencies should be studied to determine if there is water contamination occurring and whether alternative water or sanitary facilities are

needed. Once an area has been identified for such study, there should be no added development allowed until the water quality issues are resolved.

6. Special area plans and neighborhood plans to determine the suitability of development in an area shall include determination of the allowable density for septic tank use within the area based on physical characteristics of the area.

7. Land use amendments to the General Plan and zone changes shall be made which minimize the concentration of people and uses requiring high levels of sanitary waste disposal in areas with physical characteristics which are likely to cause a pattern of septic tank failure.

8. No hazardous wastes shall be disposed of in a sanitary waste system.

9. Commercial and industrial uses which generate levels of solids, grease, or other materials, which would be incompatible with a septic tank system shall not be allowed on septic systems.

10. New and expanded commercial and industrial uses should be approved only on conditional use permits which include the periodic inspection and re-certification of their waste disposal systems (sanitary wastes, chemical wastes, etc.).

11. Existing unincorporated developed areas unable to connect to existing sewer districts shall form assessment districts to assure that septic tanks are maintained.

IMPLEMENTATION

1. Develop and implement standards for land development using septic systems which minimize the environmental impacts of such systems and maximize the potential of such systems to function for the useful life of the structure they serve.

(Implementors: County)

2. Establish a low cost, available laboratory to test septic systems and wells at the owner's request.

(Implementors: County or Private)

3. Develop and use standards for septic systems for application to non-residential uses.

(Implementors: County)

NOISE

POLICIES

1. Provide an environment for all residents of Santa Clara County free from noise that jeopardizes their health and welfare.

2. Land development projects in areas of noise impact (land subject to sound levels of 55 Ldn or greater) shall be approved, denied, or conditioned to achieve a satisfactory noise level for the given land use (as defined in the Noise Compatibility Standards for Land Use and Satisfactory Interior Noise Level charts of this Plan). Noise reduction shall be based on the loudest noise source normally experienced.

3. Land development projects located in areas where the sound level is critical for the given land use shall normally be denied. Such projects shall be approved only upon completion of specific noise testing and acceptance by the County of a detailed design by a competent professional (defined as a professional engineer or architect who is recognized by the Environmental Health Department as being competent to interpret sound data and to design projects for noise attenuation) to attain a satisfactory noise level for the project.

4. Proposed land development projects or uses authorized through zone change shall not be allowed to generate noise which violates the noise ordinance or which would result in a noise level above "satisfactory" (as defined by the Noise Compatibility Standards for Land Use) on another property. It shall be the responsibility of the developer to reduce or buffer noises generated to achieve a satisfactory level of noise for the specific land uses designated for nearby properties.

5. South County airport shall be operated as a day facility only. Aircraft shall be

limited to single and twin engine propeller driven craft and to no more than 12,500 pounds.

IMPLEMENTATION

1. Review and revise County land development ordinances to incorporate such changes as are necessary to implement the noise policies of the Plan.

(Implementor: County)

2. Adopt the Noise Ordinance.

(Implementor: County)

3. Include the issue of noise impact in referrals to cities for projects on unincorporated land within urban service areas.

(Implementors: County, Cities)

4. Revise ordinances pertaining to the height of fences to allow the construction of needed sound barriers which would exceed the maximum heights otherwise allowed, and to require landscaping of sound barriers.

(Implementor: County)

5. Condition use permits for future quarry operations, timber harvesting permits, and similar activities involving the use of loud trucks, blasting or chain saws. The conditions should limit hours in which noise is generated and limit the routes taken by trucks.

(Implementor: County)

6. Provide sound barriers where needed and eligible along freeways and expressways where noise levels impact surrounding land uses. Provide for landscaping of barriers.

(Implementors: County, State)

7. Develop 55 CNEL noise contours around airports.

(Implementor: County)

8. Require the applicant to collect noise level data satisfactory to the County, when:

a. Specific on-site noise testing is necessary to determine precise noise levels, or

b. The applicant challenges the data on file with the county.

(Implementors: County, Private Developers.)

9. Develop a list of types of projects which are likely to generate noise and which will be routinely evaluated and conditioned for noise standards.

(Implementor: County)

SUMMARY OF OTHER POLICIES IN THE PLAN

The General Plan includes the following concepts and policies which are intended to improve social conditions:

Housing

1. Inclusion of a percentage of low cost units in all new housing developments.
2. Building more multifamily units which tend to respond to smaller household sizes but which are large enough to accommodate families with children.
3. Maximizing use of federal housing programs.
4. Creation of local programs to increase the low cost housing supply.
5. Meeting special housing needs of families, the elderly, handicapped, and those needing community residential care.
6. Protection of rental housing from conversion to ownership housing.
7. Augmented fair housing enforcement and services to improve access of minorities, families, women, and others to housing.

Transportation

8. Prioritize transit service to dependent populations like the handicapped, elderly, children, those who cannot drive.
9. Improve service between areas of unemployment and job centers.

Health

10. Prioritize services including outreach, education and preventive medicine to medically underserved areas which are often areas with many poor and minority residents.

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11. Modify land use regulations to facilitate creation of community based health care facilities.

Economic Development

12. A supply of jobs large enough to satisfy employment needs of the resident population and located near the population with the greatest number of unemployed and under-employed.

13. Provision of job training, matching skills of the unemployed to the jobs available.

**COUNTYWIDE PLANNING AND
INTERGOVERNMENTAL COORDINATION****POLICIES**

1. The Intergovernmental Council shall be designated with the responsibility to establish a more effective process for planning and land use decisions in Santa Clara County, consistent with the following principles:

- a. An areawide general plan or policies addressing land use problems of areawide significance should be developed which the cities, County and other local agencies accept and support.
- b. A process for developing the areawide plan and means for implementation should be clearly defined, visible and accessible to citizens and local agencies who wish to observe and provide input into the decisionmaking process.
- c. An effective means for implementing the areawide land use plan must be established.
- d. Provide a forum for debate and resolution of areawide land use problems.

2. Land use decisions of local governments that have areawide significance should be consistent with a countywide land use plan which specifies:

- a. Desirable levels of future housing and employment growth for the county as a whole, as well as for major geographic subareas of the county,
- b. Plans for areawide transportation, sewage treatment, water supply, solid waste, educational and cultural facilities, as well as regional parks and open space areas,
- c. Areas inappropriate for future urban development, and
- d. Implementing actions to carry out the plan and the agencies responsible for carrying them out.

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3. Federal, state, regional, and local planning regulatory, construction, and funding programs should be coordinated to achieve consistency.

IMPLEMENTATION

1. Establish a visible public process where local governments, interest groups and citizens in Santa Clara County can discuss and evaluate alternative forms of governmental organization to carry out responsibilities for:

- a. Discussing and resolving countywide issues and problems,
- b. Preparing a countywide plan, and
- c. Reviewing land use, public facilities, and development proposals which may have significant adverse impacts beyond the borders of the jurisdiction in which they are proposed.

(Implementors: Cities, County, Special Districts)

2. Use the adopted County and city plans as the basis for the development of a countywide plan which specifies:

- a. Desirable levels of future housing and employment growth for the county as a whole, as well as for major geographic subareas of the county,
- b. Plans for areawide transportation, sewage treatment, water supply, solid waste, educational and cultural facilities, as well as regional parks and open space areas,
- c. Areas inappropriate for future urban development, and
- d. An action program which identifies actions to be taken to implement the plan and agencies responsible for carrying them out.

(Implementors: Cities, County, Special Districts, Intergovernmental Council (IGC), Inter-City Council, School Districts)

3. Use the jointly agreed upon plan to secure state and federal program decisions more favorable to the county and to satisfy

state-mandated planning requirements with a minimum of individual agency work.

(Implementors: Cities, County, Special Districts, IGC, Regional Agencies, State Agencies, Federal Agencies)

4. Use the countywide plan as a basis for reviewing proposed federal, state, and regional planning, construction, regulatory and funding programs affecting Santa Clara County.

(Implementors: Cities, County, Special Districts, Regional Agencies, State Agencies, Federal Agencies)

5. Discuss the county plan with local governments in neighboring counties.

(Implementors: County, Cities, IGC, Neighboring Counties)

GOVERNMENTAL ORGANIZATION AND FUNCTIONS

POLICIES

1. Governmental functions and responsibilities should be evaluated to ensure efficient provision of government services, given limited governmental resources.

IMPLEMENTATION

1. Encourage decisionmakers in local government to review and discuss ways in which:

a. The efficiency and/or effectiveness of the delivery of services provided by local government can be enhanced,

b. Equipment, facilities, personnel and revenue among and within various agencies of government can be shared, and

c. Government functions can be reallocated or shared among government agencies.

(Implementors: Intergovernmental Council, County, Cities, Private Industry)

2. Actions and policies of special districts should be consistent with adopted plans and policies of the cities and the County.

(Implementors: Special Districts, Board of Supervisors, Local Agency Formation Commission)

GOVERNMENTAL FINANCE

POLICIES

1. The local government tax structure should be examined and possibly reformed so that:
 - a. Revenue is distributed to cities so that a basic level of service can be provided to all county residents,
 - b. Existing fiscal disparities among cities are reduced, and
 - c. Fiscal considerations are no longer an overriding factor in local government economic development and housing policy decisions.

ADMINISTRATION OF THE GENERAL PLAN

POLICIES

1. The County's General Plan shall be administered in conformance with State mandates.
2. Amendments to the General Plan proposed by the public shall be considered only during the annual review of the Plan so that the cumulative impact of proposed amendments may be assessed.
3. City land use decisions should be reviewed for consistency with this Plan.

IMPLEMENTATION

1. Prepare and distribute an annual report on the status of the General Plan and progress in its application. Include in the report a review of the implementing actions proposed in the Plan and recommend which actions, relative to potential resources, should be included in the year's work program and budget.

(Implementor: County Planning Department)

2. Review the annual General Plan report and determine the work program emphasis for the coming year to further implement the Plan.

(Implementors: County Planning Commission, Board of Supervisors)

3. Include comments in the annual General Plan report on the current appropriateness of the Plan and recommend parts for review based on changing community conditions and needs.

(Implementor: County Planning Department)

4. Review the General Plan and consider individual requests for amendments once a year based on the annual General Plan report, community input, and individual requests, the review to be scheduled in relationship to the annual review of County goals and policies.

(Implementors: Board of Supervisors, Planning Commission, Intergovernmental Council)

5. Include in the General Plan review, as appropriate, consideration of relationships to other categories of County goals and functional plans in order to develop more effectively integrated planning of County functions.

(Implementors: Board of Supervisors, County Departments)

6. Adopt amendments to the General Plan, as appropriate, following input from (a) community groups and local agencies and (b) recommendations from the Planning Commission and the Intergovernmental Council.

(Implementor: Board of Supervisors)

7. Instruct appropriate agencies to implement whatever changes in regulations or programs are necessary to insure consistency with the General Plan.

(Implementor: Board of Supervisors)

8. Develop a process for review of proposed public works and acquisition/disposition of public real property for consistency with the General Plan, in accordance with State mandates.

(Implementor: County)

9. Maintain the public information program regarding community conditions and needs and the planning process.

(Implementor: County Planning Department)

10. Maintain the programs of citizen participation and intergovernmental coordination regarding the planning process.

(Implementor: County)

CITIZEN PARTICIPATION IN THE PLANNING PROCESS

POLICIES

1. Broad public awareness and participation shall be assured in the County's policy formulation.
2. Information necessary to assess community conditions and foster appropriate actions shall be maintained and made available.
3. Maximum coordination and cooperation with the private sector in achieving shared goals shall be sought.
4. The productive role of community associations shall be recognized and their continuing participation in the planning process shall be promoted.
5. County government shall work with local, regional, state and federal governments to identify and resolve problems and produce laws and regulations which are in the best interest of Santa Clara County residents.
6. Problems which citizens experience in their dealings with County government shall be resolved in a timely and efficient manner.
7. County government goals and policies shall be based on current assessments of community conditions and needs, and all decisions and activities of County government shall be directed towards the achievement of the major goals of the community.

IMPLEMENTATION

1. Establish a program of public information and participation regarding General Plan implementation.
(Implementor: County)
2. Provide programs to develop and maintain contact with community organizations to facilitate participation in the process of annual review of the General Plan.
(Implementor: County)

**FINAL TEXT AND PULLOUT MAP
CHANGES AS APPROVED BY
BOARD OF SUPERVISORS**

November 17, 1980

Land Use Section - Pullout Map

Distinguish between existing and historic disposal sites.

NATURAL ENVIRONMENT

p. 6, col. 3

Add after paragraph on baylands:

Streams and streamside areas are a valuable natural resource, providing habitat and shelter for wildlife, aesthetic pleasure and community design. The 30 miles of substantially unchanged creeksides are to be protected and the remaining 300 miles restored and protected whenever possible.

p. 11, col. 1

Heading Streamside Areas: change to:

Creeks and Streamside Areas

p. 14, col. 1, paragraph 5:

Motorcycle Park is correct name and is not for 4-wheelers.

Firewood

p. 14, col. 2, paragraph 2:

Delete recommendation of volunteer firewood program.

Christmas Trees

p. 14, col. 2

The same conditions that make redwoods and firs grow naturally in portions of the county are ideal for commercial plantations of Christmas trees. In areas where there is adequate access, soils which are suitable, mountainsides which are not too steep (below 30%) and rainfall which is adequate, this

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activity can provide economic return without substantial environmental loss.

Use of Native Plants

p. 14, col. 2, add:

Native plants are considered those present in California before the arrival of the Spanish.

Add new final sentence:

Plants should be chosen which are ecologically compatible with the area.

Heritage Resources

p. 16, col. 1

Under subheading "Heritage Trees," add to end of paragraph 2:

Other examples include the oak trees along Santa Teresa, trees along the Guadalupe River mentioned by Spanish fathers in 1776 and McLaren's row of eucalyptus.

CONSTRUCTED ENVIRONMENT

County Development Policy In Unincorporated Pockets

p. 22, col. 3 paragraph 2, add:

The objectives of these policies are being met, in the case of Stanford University, by the "-cs Zone Agreement" among Stanford, Santa Clara County and Palo Alto. Under this agreement and policies related to it:

1. Stanford supplies urban services to academic development in unincorporated areas (this development confined to the urban service area where possible).
2. A Special Use Permit is required for any significant development outside the urban service area.
3. Non-academic development is always annexed to the appropriate city.
4. All proposed plans are reviewed by the city.

p. 22, col. 2, add new paragraph:

5. Care should be taken so the quality and integrity of existing residential neighborhoods is preserved.

p. 23, col. 2, paragraph 3, add:

Annexation will affect city departments through increased service demand and increased revenue. Annexation will produce a savings to County and special district budgets, and provide more responsive, efficient service to county pocket areas.

Fire Protection

p. 23, col. 2, paragraph 2 from bottom amended to read:

. . . Central Fire District has entered into a contact with the City of San Jose whereby the City provides services to the unincorporated pockets of San Jose.

Solid Waste

p. 25, col. 3:

Add Sunnyvale to the Northwest Service Area on the chart titled "Solid Waste Management Services Areas".

p. 26, third paragraph from the bottom, sub-heading Sanitary Landfill Sites:

The Central Services Area Sanitary landfill capacity should also be considered critical.

p. 26, col 1, paragraph 5:

Delete last sentence

p. 28, col. 3, paragraph 6, add:

In implementing such actions, it is important to do so in ways that will reduce the costs of energy-savings requirements to low and middle income home buyers.

HOUSING

Chart 1, p. 38

FAIR SHARE OF LOW AND MODERATE INCOME HOUSEHOLDS

The chart was amended by the Committee to include an additional column illustrating the percentage for fair share shortfall.

p. 39, col. 1, paragraph 2 amended:

The supply of affordable housing is not only affected by a slowdown in new construction, but also by an increase in the conversion of apartment units to ownership units (condominiums). The community as a whole suffers from condominium conversion because affordable rental units are lost at a time when these units are scarce. Between 1975 and 1979, 3,465 units were converted to ownership.

Subheading Demolition

p. 39, col. 1, paragraph 1, add:

All structures, including historical structures proposed for demolition, may be rehabilitated for reuse, including housing, and should be appropriately reviewed.

TRANSPORTATION

Pullout Map

p. T-1

Add right-of-way preservation symbol to complete Guadalupe Corridor in downtown San Jose.

Text

Goals

p. 42, col. 3, amended:

4. A comprehensive and safe system of walkways and bikeways.

p. 42, col. 3, last paragraph, amended:

The traditional planning solution to this problem has been to build bigger and better roadways. This solution, however, can no longer be implemented on a large scale. The costs of roadway construction and maintenance are rapidly increasing in a time when funds are very limited.

p. 43, col. 1, paragraph 5, amended:

Existing transportation facilities, for example, roadways and rail lines, can and should be used more efficiently than they are now.

p. 44, col. 3, paragraph 2, amended:

Making the best use of our existing road system may involve widening or connecting some missing links. But the most cost-effective solution to the county's transportation problems will be to increase vehicle occupancy through car and van pooling and transit use.

col. 3, paragraph 5, amended:

Since the rising price of gas, cars and car maintenance are still not acting as sufficient motivation for most drivers to switch to car and van pools and transit, additional inducements are in order. High occupancy vehicle (HOV) lanes which speed buses, car and van pools along, special on-ramps for HOV lanes to avoid waiting at metered ramps and signal preemption for transit vehicles to move through intersections could all provide such incentives.

p. 45, col. 2, last paragraph, amended:

The "Guadalupe Corridor" located in the heart of Santa Clara County stretching approximately 14 miles between Highway 237 on the north to the fast-growing Almaden-Edenvale-Evergreen areas south of downtown San Jose, is currently the subject of an in depth study regarding guideway and bus alternatives.

RECREATION AND CULTURE

Pullout Map

The map was approved with the following changes

A. Addition of the following areas as proposed parks:

1) Increase the dimension of the trail from Coyote Reservoir County Park to Henry Coe Memorial State Park to a proposed park corridor.

2) Show the San Jose Water Works property known as Lake Ranch on the plan as a proposed park.

3) Add the area adjacent to the Ed Levin Park shown in white as a proposed park .

4) Show the area named Bear Creek Redwoods Park as a proposed park.

5) Add an area above Sanborn Park to Highway 9 as a proposed park.

B. Addition of a trail connecting the regional parks in the Diablo Range. This trail to be shown in the arrow symbol which indicates that an exact alignment for the route is to be determined.

C. Change in the shape of the proposed park area around Alum Rock Park, changing the direction of proposed park additions from an easterly extension of the park to a north-south extension.

D. The legend of the map is changed to read as follows:

(INSERT LEGEND MATERIAL HERE)

E. The following changes are made to the back of the map:

1) Add a section on Trails and Pathways

2) Add a section on the Midpeninsula Regional Open Space District.

3) Changes to individual park proposal descriptions.

Reservoirs

Under Subheading - Proposals of the Plan:

10. STEVENS CREEK COUNTY PARK. Existing; developed. Includes Stevens Creek Reservoir. Popular for swimming, fishing, boating and picnicking. Trail connection easement corridor proposed. There shall be no use of condemnation to acquire residences in Stevens Canyon unless specifically requested by the owner of a residence. 777 acres.

Foothills and Mountains

29. UPPER STEVENS CREEK COUNTY PARK. Existing; undeveloped. A rugged wilderness area at the headwaters of Stevens Creek. Should be extended for additional frontage on Skyline Boulevard. There shall be no use of condemnation to acquire residences in Stevens Canyon unless specifically requested by the owner of the residence. 1,200 acres.

30. CASTLE ROCK STATE PARK. Existing state park with Santa Cruz County; partially developed. A wilderness park being acquired in memory of Mr. Russel Varian, pioneer electronics inventor and manufacturer. Linked by trails to Big Basin State Park and the San Mateo Coast. About half of the eventual 2,200 acres have been acquired. Shown on the plan because of its close relationship to Sanborn-Skyline Park and the Skyline Scenic Recreation Route. Judge and Dona Welsh, Welsh - Hurst historic house.

31. SANBORN-SKYLINE COUNTY PARK. Existing; partially developed. A mountain park with family and group picnic areas, walk-in family campsites, and hiking trails through the redwoods. Welsh - Hurst, Welsh home being restored for American Youth Hostel. 1,756 acres.

36. FOREST OF NISENE MARKS STATE PARK. Existing. A wilderness type park with a backpack camp and trails. Shown on Plan due to its proximity to proposed Skyline Scenic Recreation Route and Uvas and Mt. Madonna County Parks. 9370 acres.

Streamsidess

Under subheading - Proposals of the Plan

51. LOS GATOS CREEK PARK. Partly existing. Connects by trail with Lexington Reservoir County Park, Vasona Lake County Park, and 80 acres of percolation ponds, and is being extended northwards to the confluence with Guadalupe River in downtown San Jose. The trail system is a joint project of the County, the City of Campbell, the Town of Los Gatos and the Santa Clara Valley Water District.

52. GUADALUPE RIVER PARK CHAIN. Proposed. Continuous trails for hiking and bicycling should be provided. Key features along the chain: Percolation ponds in the upper Almaden Valley; Park of the Guadalupe in downtown San Jose; City of San Jose-County Civic Center area; Santa Clara Valley Floor Park. The historic Lick Mansion, Brick Round House and Water Gardens now threatened by development.

53. COYOTE CREEK PARK CHAIN. Partly existing; additions proposed. Proposed to have continuous trails from Anderson Reservoir to San Francisco Bay, with trail connection to Coe State Park. Would link various existing parks, including the County's Hellyer Park and San Jose's Kelley, William Street, and Watson Parks. Currently has a seven-mile paved bicycle path and equestrian trail extending southward from Hellyer Park. A joint project of the City of San Jose, County of Santa Clara, State of California, and the Santa Clara Valley Water District.

Other Resources

62. Three major historical trail routes traverse the County: Ohlone Indians Bay to ocean; De Anza Party 1776 and Reenactment 1976; and Mission Padres Trail, Santa Clara.

Implementation Action

The County shall work with the City of San Jose to accomplish better definition of park designations for: Lake Cunningham, Coyote Creek Park Chain, Guadalupe River, Alamos Creek, Los Gatos Creek, Santa Teresa Hills.

PUBLIC SAFETY

p. 56, col. 3:

Subheading Hazards of Land Instability

Under Expansion Soils - remove quotes.

Under Peat and Other Organic Soils - remove quotes.

APPENDIX

Criteria for determining general plan compatibility of subdivisions, cluster permit applications and all other applications establishing building sites, to be used with Policy 2 of Unincorporated Development: Projects conforming to the General Plan (found on p. 33)

o Normal proceeding:

Building sites and potential access must be on land less than 20% slope.

o Non-conforming:

Building sites and potential access must not be on land greater than 30% slope.

Potential drainfield area must be at least one-half acre with natural slope below either 20% or 30% slope as determined by the Board of Supervisors.

Separation of drainfields from creeks must be at least 100 feet.

Separation of drainfields from wells must be at least 100 feet.

PARKS AND PUBLIC OPEN SPACE

Existing Parks

Includes county parks, large city parks, and state parks. Some sites are undeveloped or only partially developed.

City Parks Within the Urban Area

(not yet delineated)

Includes citywide, community and neighborhood parks.

Other Publicly Owned Open Space Lands

Includes open space lands of the Regents of the University of California, the City of San Francisco Water Department, the U.S. Department of the Interior's San Francisco Bay National Wildlife Refuge, U.S. Bureau of Land Management, and some Santa Clara Valley Water District lands. Public access to most of these lands is by permit only.

Midpeninsula Regional Open Space District Lands are also included. These lands are generally undeveloped and generally open to the public without permit.

Proposed Parks

Indicates general location of potential future park sites. Acquisition and development of specific sites would occur only after an assessment of potential environmental impacts has been prepared and public hearings have been held.

Baylands, Creeks, and Reservoirs

TRAILS

Existing Trails

Existing Local Trails Within Parks

Proposed Trails

Connections to Other Regional Trail Systems

Connection, with Route to be Determined

SCENIC ROADS AND HIGHWAYS

State Scenic Routes

Officially designated State Scenic Routes, routes now on the "California Master Plan of State Highways Eligible for Official Scenic Highway Designation," and routes which should be added to the State Master Plan.

Scenic Freeways, Expressways, Arterial, and Rural Routes

Local Roads Needing Scenic Protection

Scenic roads, which are not appropriate for recreational driving because they have no proposed public facilities, are of poor road quality, or are in remote areas with high fire hazards.

URBAN SERVICE AREAS

8300449

LAND USE POLICIES

Santa Clara County General Plan

The land use maps are on file with the Clerk
of the Board of Supervisors.

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Resource Conservation Areas

Description:

Resource Conservation Areas consist primarily of the mountain lands, the wetlands and lowlands and the very fine remaining agricultural lands of the county.

Allowable uses of these lands shall be compatible with resource conservation and the land's inherent natural qualities. Allowable density and uses shall conserve the resources of the land in such a way that the county's air quality is maintained, the very fine agricultural soils of the County are kept for productive use, the watersheds are protected and the per capita energy demand is not increased.

Lands outside the Urban Service Areas, not clearly established in designated rural residential uses or in other specialized land uses are designated Resource Conservation.

BAYLANDS

Description: The Baylands are of major environmental importance for the climate and the quality of life within the county. Current uses include the National Wildlife Refuge, parks, salt ponds, marshes, public waste disposal areas, home for rare, endangered and locally unique forms of plant and animal life, public educational facilities, and limited harbor and boat works.

Allowable uses: Edges of the San Francisco Bay shall be preserved and restored as open space. Allowable uses include bay waters and sloughs, marshes and marsh restoration, salt extraction, wildlife habitat, open space preserves, small piers and walkways, wildlife observation, walking, horseback riding, bicycling, fishing, boating, education, swimming, limited hunting, aqua culture, and marinas.

Development Policies: There shall be no filling of the wetlands except for very limited filling for small levees, piers or walkways necessary for the public use or study of the baylands.

No new or expanded waste disposal sites shall be approved, and existing sites shall be made into parks or open space when terminated for waste disposal.

STREAMSIDES

Description: Creeks and streamsidess wherever they occur.

Allowable Uses: Creeks and streamsidess shall be preserved in their natural state providing for drainage, percolation, wild life habitat, aesthetic relief and open space. Recreational uses that are environmentally compatible are allowable within the creek buffer area.

Development Policies: Creeks and streamsidess shall be protected in their natural state and shall be restored whenever possible. There shall be no building, parking, clearing, or dispoilation within the creek buffer area.

AGRICULTURE

Santa Clara County is enriched by a special combination of the very finest soils, a very favorable, dependable growing climate and generally adequate water supplies. Lands in agricultural uses contribute to the economy and quality of life. This combination of factors makes it highly desirable that certain lands be preserved for agricultural uses. Permanent preservation is the goal for the best areas. (See the Natural Environment Section for programs for the preservation of agriculture which supplement the General Plan land use designation.) Other areas are designated agriculture for the life of the plan so that there will continue to be a productive use of land not now planned for city development. Some areas shall be preserved in agricultural uses because these are the most suitable uses in areas where physical limitations including flooding and high ground water conditions make them unsuitable for more intensive uses.

Description: Lands with Class I, II and Class III soils are designated for agricultural uses in areas where they generally have been in agricultural production and where agricultural uses are most appropriate.

Allowable Uses: Agricultural activities and uses necessary to support those agricultural activities.

Development Policies: Large Scale Agriculture is designated where minimum lot sizes shall be 40 acres.

Medium Scale Agriculture is designated where minimum lot sizes shall be 20 acres.

In order to avoid premature pressure for conversion of agricultural land uses, LAFCO should reaffirm the five year time period for inclusion of land within urban service areas.

LAFCO should adopt policies which assure that cities do not annex land in the agricultural reserve areas (Large Scale Agricultural designation).

HILLSIDE AREAS

Description: Mountainous lands unplanned or unsuited for city development shall be preserved in an open condition with uses which support and enhance a rural character, which protect and promote wise use of natural resources, and which avoid the risks imposed by natural hazards found in these areas. These lands are watersheds and may also provide such important resources as minerals, forests, animal habitat, rare or locally unique plant and animal communities, historic and archeological sites, scenic beauty, grazing lands, recreational areas, and land which defines the setting for the urban area. Development shall be limited to avoid augmented need for public services and facilities.

Allowable Uses: Land uses shall be agricultural and grazing, mineral extraction, parks and low-density recreational facilities, land in its natural state, wildlife refuges, and very low intensity residential development. Commercial, industrial or institutional uses may also be allowed which support recreation or the productive use or study of the natural resources, and which must by their nature be located outside of cities.

Development Policies:

Density

Density of development shall be based on a straight line formula between 20 and 160 acres as shown on the following chart subject to the following criteria.

1. Both the roads within the proposed development and those serving the area of the development must be of adequate design, maintenance, and capacity to accommodate

the development without causing congestion or safety problems.

2. The portion of the site where roads, buildings, and septic drainfields are allowed must be identified on the subdivision map and shall be free from conflict with natural and heritage resources or these conflicts must be adequately mitigated.

3. Any areas of the site which pose a hazard must be placed in permanent open space (landslides, excessive slopes, faults, etc.)

4. Homesites and drainfields must be placed only where their presence would not run a risk of environmental pollution (set back from creeks, no drainfields in areas of excessively high percolation or high groundwater, etc.)

5. Homesites and roads shall be placed only where they will not have an adverse visual impact.

6. If the site is in the Williamson Act, there must be an application to cancel or exclude from the contract the areas that will be included in the residential lots created.

7. All standards and criteria of the General Plan and of all applicable County ordinances are met.

8. Prohibit development on ridgelines and establish a minimum point below the ridge-line where home sites will be located.

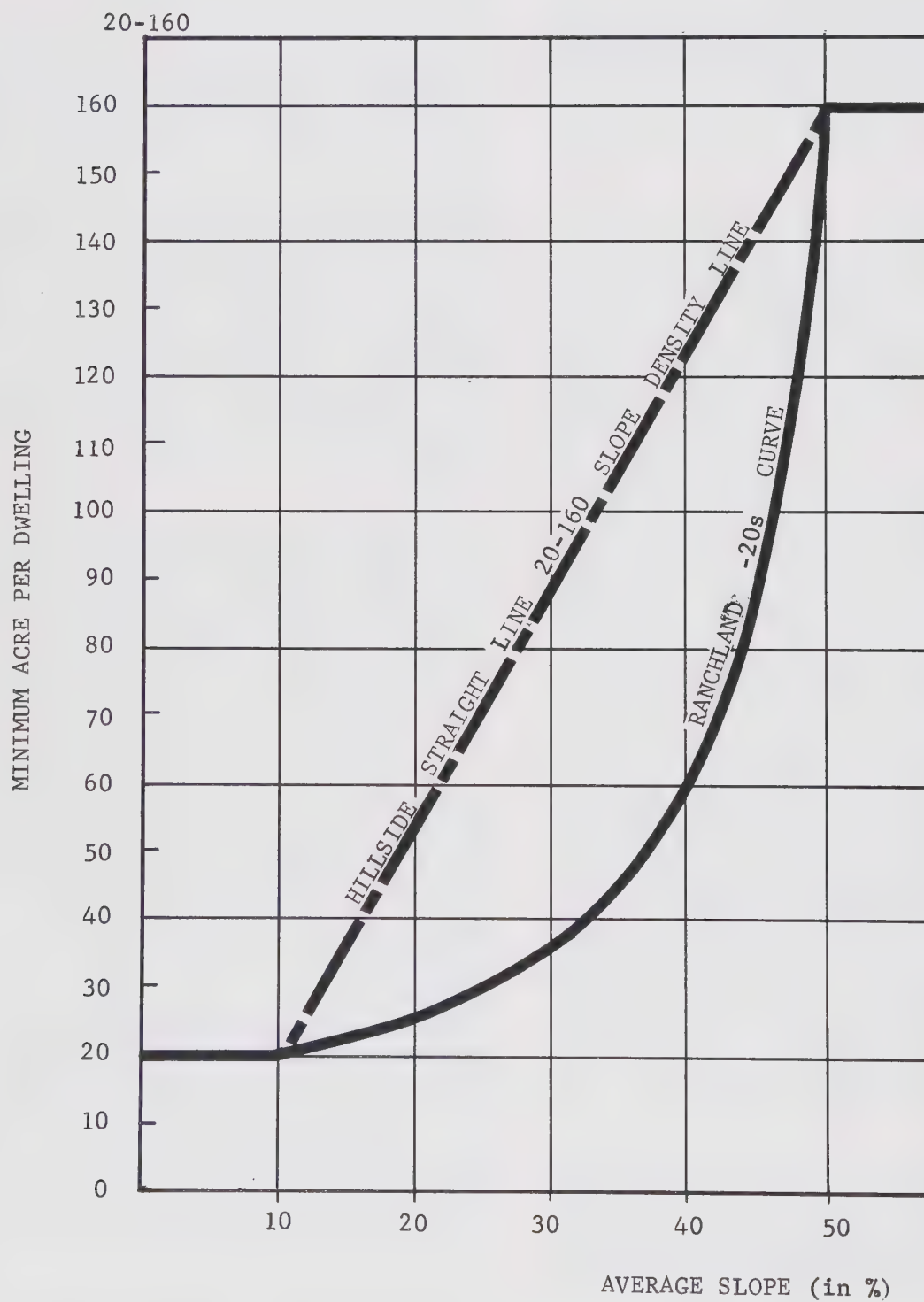
Mandatory Clustering and Open Space Dedication

In order to utilize the number of building sites determined by the 20 - 160 acre slope density formula, the project must be designed as a cluster and must permanently preserve at least 90% of the land area as open space.

The clustered home sites shall not have lots of less than 2 acres in size.

The building envelopes on the home sites as well as an area suitable for construction of accessory structures shall be specified and the combined area of this land shall not exceed 10% of the gross land area of the site.

20-160 ACRE SLOPE DENSITY FORMULAS



At least 90% of the gross land area shall be permanently preserved as open space through easements and shall be configured as large, usable and contiguous areas. The open space may be restricted through easements over portions of individually owned parcels or may be separate parcels owned in common or individually. The open area shall be privately controlled and not open to the public unless the developer chooses to deed the open area to a public agency willing to accept the land. For projects which do not meet these clustering and open space requirements, the minimum lot size for division of land shall be 160 acres.

Los Gatos Watershed

Significant areas within the Los Gatos Watershed are divided into a pattern of very small parcels. They do not carry a Rural Residential designation, however, because of a multitude of severe existing substandard conditions and some virtually insolvable constraints. All portions of the Los Gatos Watershed are designated hillside and development on existing parcels is dependent on meeting county General Plan standards and criteria. (See Detailed Land Use Policies for complete policies for the Los Gatos Watershed.)

RANCHLANDS

Description: Lands which are predominantly used as ranches in areas which are far from the urban portions of the county. These lands are watersheds and provide such important resources as grazing lands, minerals, forests, animal habitat, rare or locally unique plant and animal communities, historic and archeologic sites, areas of scenic beauty, and recreational areas.

The existing very low intensity uses, rural lifestyle, and limited public access shall be maintained. Development policies shall protect the continued use of the land for ranching. Population shall be held to a minimum, and land uses shall be of a nature and intensity which do not require higher levels of service than those presently provided.

Ranchland policies will be reviewed in one year. Monthly subdivision and certificate of compliance data will be collected. If at the

end of one year activity in the ranchlands approaches the limits for subdivisions, it will be necessary to revise the ranchlands policies.

Allowable Uses: The primary use shall be ranching. Other uses may include agriculture, low intensity recreation, mineral extraction, land in its natural state, hunting, and wildlife refuges. Very low intensity residential, commercial, industrial, and institutional uses may also be allowed if they primarily support ranching activities or are necessary for the enhancement, protection, or study of the natural resources of the area.

Development Policies:

Development shall be guided by the following concepts:

1. No large ranches shall be allowed to fully subdivide into small lots.
2. The function of allowed lot splits should be:
 - o to help ranchers trade land
 - o to raise capital in time of need
 - o to settle estates
 - o to provide for family divisions, but to limit the growth to very little added population
3. The right of ranchers to build residences and to divide Williamson Act property under the terms of the existing contracts is affirmed.
4. There shall be a limit to the number of lots created within the ranch land area.
5. The rural character of the area shall not to be changed and land use decisions shall prevent an influx of people into the area.

Density and Limitations of Lot Splits

Minimum lot sizes shall be either those of the 20 to 160 acre slope density formula, or 160 acres, and shall be subject to the following limitations and criteria:

1. At the time of application, the entire area of land held in contiguous ownership by the applicant shall be included in the appli-

cation even though the proposed land division might affect only a small area of the holding.

2. Major subdivisions (more than 4 lots) shall be discouraged.

3. No division of land into parcels less than 160 acres shall be granted on a land holding where the division would result in the creation of more than four lots within the land holding during a three year period.

4. The ranchlands shall be separated into two geographic areas: Area A to the north of Coe State Park and Area B to include the remainder of the ranchlands.

5. With Area A, the number of lots of less than 160 acres in size shall be limited to no more than 40 in a calendar year and not more than 75 within any consecutive three years.

In addition, there shall be a limitation on the creation of lots of 160 acres or more in size with no more than 20 such lots per calendar year.

6. With Area B, the number of lots of less than 160 acres in size shall be limited to no more than 20 in a calendar year and no more than 38 within any consecutive three years.

In addition, there shall be a limitation on the creation of lots of 160 acres or more in size with no more than 10 such lots per calendar year.

7. Lots which are created without building site approval must be restricted from building site use, and shall count as lots created for the purpose of the annual subdivision limit for Ranchlands.

8. Ranch roads serving the internal needs of the ranches may be of gravel or hard dirt surface, and of widths suitable for ranch use. Such roads shall not be considered as acceptable for the purpose of subdivision unless they meet applicable County standards for the ranchland area. Routine maintenance of ranch roads shall not require grading permits so long as the alignment of the roads is not changed.

OPEN SPACE RESERVE

Description: Open lands which are near to City Urban Service Area.

The words "temporary boundary" shall be used on the Land Use Map.

Allowable Uses: Agriculture and Open Space.

Development Policies:

1. No lots of less than 20 acres shall be created.

2. No commercial, industrial, or institutional uses shall be allowed.

3. The County and the City of Gilroy should work together to refine the relationship of the open space reserve, the reserve for future urban growth and long-term agricultural lands.

4. The County and City of San Jose should jointly consider the open space reserve area in Almaden Valley to resolve planning issues for the area.

EXISTING REGIONAL PARKS

Description: Parks of the County, Cities, State of California and Federal Government which serve a region-wide population.

Allowable Uses and Development Policies:

See the Chapter on Recreation and Culture for policies governing these lands.

OTHER PUBLIC OPEN LANDS

Descriptions: Lands in Open Space Uses which are owned by various public agencies for purposes other than general public parks and recreation use. The lands are owned by such agencies as the United States, the State of California, Regents of the University of California, City and County of San Francisco, Santa Clara Valley Water District, City of Palo Alto and others. While some areas may be open to public access, others are not available for access and use by general public, though they may be available on a permit basis.

Midpeninsula Open Space District lands are generally undeveloped and generally open to the public without permits.

Rural Residential Areas

Description: Areas outside of City Urban Service Areas where residential density generally exceeds one dwelling unit in ten acres, where the use of the land is primarily for residential purposes and where workers generally commute to jobs elsewhere on a daily basis.

The Rural Residential Designation is applied to areas which have an established pattern of small, primarily developed parcels assembled in aggregations large enough to be considered more than simple clusters of rural development. Areas which are designated lie outside of lands planned by cities for future inclusion in urban service areas. Some could eventually become new cities, but most will remain the responsibility of the County.

The County will promote the well being and adequate functioning of these areas and will protect the resources upon which they depend.

Only the most significant areas are designated, and no area has been designated which is not already well established with small acreage, residential uses.

Proposals for changes in Rural Residential designation boundaries shall be considered at the time of the General Plan Annual Review.

(Areas designated Rural Residential include portions of the East foothills of San Jose, for which the City of San Jose has a non-residential land use policy, where parcel size minimums are 20 acres. This apparent policy conflict should be resolved by the Board of Supervisors working with San Jose.)

Allowable Uses: Residential, agricultural and open space uses are the primary uses. Commercial, industrial and institutional uses may be established only where they serve the needs of the resident population and result in a net overall reduction of travel demand.

Development Policies:

Expansion or Creation of Rural Residential Areas

The boundary lines drawn around the prematurely urbanized "rural residential" areas shall be firm boundary lines not to be breached, and the County shall develop procedures to assure that these areas do not expand.

Densities

5 to 20 acres per dwelling.

San Martin

San Martin is a special case of Rural Residential. Interim policies shall be in place until a special Detailed Plan is complete.

Parcel sizes shall be 20 acre minimum.

(Detailed special Land Use Policies for San Martin are found in the Detailed Land Use Policy Section.)

Other Land Uses

NEW ALMADEN HISTORIC AREA

A nationally registered historic area which shall be preserved under the provisions of the special Historic District applied to the area.

MAJOR EDUCATIONAL AND INSTITUTIONAL USES

Lands belonging to a university, religious order, or private institution, used as a place of learning, an academic reserve for future university use, a seminary, or a research facility.

University Lands/Campus

Description: Lands currently developed for academic uses, with a full complement of activities and densities which give them an urban character.

Allowable Uses: Academic and academic related uses - instruction and research, faculty, staff and student housing and support services.

Substantial housing and traffic mitigation measures must be taken to balance increases after December 1980 in student enrollment, faculty and staff with their respective housing needs.

Development Policies: Urban services are the responsibility of the University.

A request to add lands to this land use designation shall be processed in accordance with General Plan amendment procedures.

University Lands/Academic Reserve and Open Space

Description: Lands outside of the campus area which currently have an open space character or use, or a low intensity academic use. These lands are important for their scenic beauty, visual relief, grazing, and wildlife values, as well as their academic potential.

Allowable Uses: Uses which are compatible with the existing character of the land and its resources -- open space and low intensity uses limited to instruction and research, faculty, staff and student housing, and uses ancillary to the allowable uses. Any new

housing in this category would be low intensity, retaining a maximum amount of open space (In defining low intensity, the standards of the city within whose sphere of influence it lies should be considered as a guide.) All uses shall be subject to review and use permit.

Development Policies: Policies focusing on environmental concerns and conservation of natural, visual and heritage resources must be developed for the entire academic reserve through a cooperative process among the Board of Supervisors, the University Board of Trustees and the city council of the city in whose sphere of influence the university is located. A special area plan shall normally be required for the entire area affected by a specific development proposal prior to consideration of a use permit. Any division of property must come to the the County for approval.

Implementation

Land use designation for lands shown on the Land Use Map as "arboretum" shall be defined through a cooperative effort of the County, the City of Palo Alto, and Stanford University.

Map

Add color for Academic Reserve and Open Space to lands known as Coyote Hill and Stanford South.

Other Educational and Institutional Uses

Description: Colleges, astronomical observatories, seminaries, and private educational facilities.

Allowable uses and Development Policies:

New or expanded facilities shall provide all services necessary for their operations and shall be compatible with the land uses in the area in which they are located.

MAJOR PUBLIC FACILITIES

County government centers, United States Government lands used for defense and space research installations, and other large scale governmental facilities.

COMMUNICATION AND UTILITIES

Description: Electric and gas substations or major distribution facilities, and concentrated sites for telecommunications facilities.

Allowable uses and Development Policies:

Gas and electric power distribution facilities shall be governed by the Gas and Electric Utilities Element of the General Plan.

Sites for telecommunication equipment such as radio, television, microwave, and similar transmissions and relays shall be strictly controlled and limited so that:

- o the number of such facilities is kept to the lowest level consistent with the technology and need for such facilities.
- o sites will not be allowed to proliferate or to be scattered about the hills.
- o access roads, site design, and specific locations must not have an adverse visual or environmental impact.

TRANSPORTATION

Description: Airports, bus facilities, and storage yards for road maintenance.

Allowable Uses and Development Policies:

New public transportation facilities shall be compatible with the land uses in the areas in which they are located, and shall be consistent with General Plan policies.

ROADSIDE SERVICES

Description: Private facilities and business serving the motoring public.

Allowable Uses: Restaurants, motels, recreational facilities, wine tasting rooms, farmers markets, gas stations, and similar uses serving motorists.

Development Policies: No new roadside service shall be approved which should appropriately be located within a city.

New or expanded roadside service shall be approved only if they will not be disruptive of the designated land uses in this Plan for adjacent lands.

No commercial development such as motels and restaurants which generate high level of sanitary waste shall be allowed to develop on septic tanks.

QUARRIES

Development Policies: All quarries and mines are to have a plan for the rehabilitation of the property and the control of erosion from the operation.

All existing operations shall be subject to periodic review to evaluate the compliance of the operation with the conditions placed upon it, and to add such requirements as are necessary for the rehabilitation of the site or the control of erosion.

The County should promote the rehabilitation of land which has been left in an environmentally damaged condition as the result of past quarry operations.

No new quarries or mines shall be allowed in areas where their operations would be disruptive of other uses.

SOLID WASTE DISPOSAL SITES

Development Policies: Creation of new solid waste disposal sites is governed by the County Solid Waste Management Plan.

Once the use of a site for waste disposal has terminated, the site shall return to the general land use designation of the area in which it is located, however no past solid waste disposal site shall be used for construction of dwellings or structures for human occupancy.

INDUSTRIAL FACILITIES

Description: Major existing industrial facilities located in resource conservation areas.

Development Policies: At the termination of the present industrial use, the land shall revert to the resource conservation use designated for the area.

Existing industrial uses outside of city urban service areas may be expanded only if: (1) the use being expanded is of a nature which must have a rural location and cannot reasonably be conducted within an urban service area; (2) provision is made by the company

for transit or shuttle bus service to the site; (3) there is an available housing supply for the workers within a reasonable commuting distance; (4) the roads serving the site are adequate for the traffic expected; (5) the industry is capable and willing to provide its own services; and (6) the expansion plan provides for the rehabilitation of any physical damage done to the site through its industrial use.

The Urban Area and The Urban Transition

1. Urban development should take place in cities. Unincorporated land within urban service areas should be annexed and development should conform to the city general plan.

2. The County will allow urban development within urban service areas only if annexation has been denied by a city, no service expansion will be required to maintain existing levels of service, and the use and density proposed is determined to be compatible with city plans.

3. Urban service areas and new city incorporation should include only those areas which are reasonably serviceable, relatively hazard free, and without substantial predictable adverse environmental impact.

4. Lands unsuited for urban development shall not be annexed to cities or included in urban service areas. It is intended that a line be established through joint city/county effort, that will define the limit of future urban expansion. This line shall be based on the need to prevent the over development of hazardous lands and the need to protect the resources of the County. (See the Constructed Environment Chapter).

5. The County shall take special care to enhance and protect the lands and waters which will remain under County jurisdiction.

6. LAFCO should affirm the five year urban service area concept, and allow additions to urban service areas only if there is less than a five year supply of vacant land within the existing urban service area.

LOS GATOS HILLSIDE LAND USE POLICIES

The jointly adopted Los Gatos Hillside Plan is the specific area plan for the portion of the County included within that joint hillside study and shall be considered compatible with the County General Plan providing that the densities in the 20-160 areas conform to the straight line formula of this plan for hillsides.

Detailed Land Use Policies

Included within this section are a collection of detailed policies for specific areas and special circumstances.

These detailed policies are intended to provide interim guidance to land development in rural residential areas, in the Los Gatos Watershed, and in San Martin. They are to be adopted as an appendix to the General Plan, shall be subject to revision as needed, and may be amended outside of the annual period for normal revision of the General Plan.

DENSITY CRITERIA FOR THE RURAL RESIDENTIAL DESIGNATION

In addition to the Rural Residential Density Criteria listed on the land use map, a suitable building site, leachfield site and suitable road/driveway access to each parcel must be demonstrated. Many of the large lots which are subject to further land division within the Rural Residential Areas were found to have limitations for land development which need attention at the time of subdivision. The following criteria shall be used for Rural Residential areas until such time as a comprehensive set of General Plan criteria for building sites, septic leachfields, and access have been developed and adopted by the Board of Supervisors.

Suitable building site areas shall be:

1. Accessible from roads and driveways which meet acceptable criteria for their location and meet County standards.
2. Located so that there is an acceptable septic tank leachfield area where pumping is not required.

The footprint of the building shall be outside of:

1. Floodways and other areas of special inundation hazard according to the Santa Clara Valley Water District.
2. Natural slopes above 30%

3. Areas of potential geological instability including:

- o Landslides which in the judgment of the County Geologist have a moderate or greater probability for movement following proposed alterations.
- o Fault traces and setbacks from fault traces to account for branch faulting to a width of 50 feet, or more if determined to be needed by the County Geologist.
- o Areas which have a high liquefaction potential including lands underlain by Bay Mud and lands near creeks which are considered hazardous for building by the County Geologist.
- o Fills of unknown or unstable composition.

4. Land subject to seiche wave splash hazard surrounding County reservoirs as determined by the County Geologist.

5. Lands which are accessible only through hazardous areas unless hazards can be sufficiently mitigated. These include: (1) insufficient bridges; (2) one lane roads; (3) active landslides; (4) roads not accessible to fire equipment.

6. Lands where structurally damaging soil creep is occurring and where such soil creep will be accelerated by building pad construction and vegetation removal.

7. Unreclaimed quarries.

8. Lands where maximum combined depth of necessary vertical cuts and fills exceeds 10'.

9. Lands within an official fire hazard area where there would be 10 or more dwellings on a dead-end road of over 800 feet in length.

Suitable leachfield site area shall be:

1. At least one-half acre per lot or potential building site is required. Slopes of less than 20% are recommended. Grading to artificially create an area of acceptable size shall not be allowed.
2. Depth to groundwater shall be greater than 10 feet from the surface in wet season testing. (Tests are required in areas within 200' of creeks, and watercourses and areas of known high groundwater as mapped on General Plan Maps).
3. The leachfield area shall not be subject to flood hazard or problem drainage which would interfere with functioning of the septic system.
4. Tests are required to determine if the depth of permeable soil meets the requirements of the Regional Water Quality Control Board.
5. This required area shall not be located:
 - a. Within 100 feet of creeks and watercourses.
 - b. Within 200 feet of reservoirs.
 - c. Within 100 feet of wells.
 - d. Within 50 feet of a cut bank, or within 50 feet of a property line where individual wells may be used for domestic water supply.
6. Landslides with moderate or greater potential for activation and the land within 30 feet of the uphill side of such landslides (subject to the County Geologists review) may not be used as the required area.

Suitable roadway/driveway locations shall not traverse areas:

Where natural slopes are greater than 30%; where cuts and fills to achieve the desired road width cannot be limited to a maximum combined total of ten feet; where there is high soil creep potential; where landslide potential following alteration is moderate or greater in the opinion of the County Geologist; where there are unstable fills; or in areas of natural creek dependent vegetation.

Heritage Resources and Other Policies

Roads, building sites and leachfield areas shall be located where they would conform to all County General Plan requirements such as noise compatibility, heritage resource protection, etc.

Implementation

Develop at the earliest possible date and implement a set of General Plan criteria for Land Development with the participation of all agencies responsible for the conditioning of Land Development projects.

LOS GATOS WATERSHED LAND USE POLICIES

Boundaries

The Los Gatos Watershed includes all the land in Santa Clara County which drains into the Lexington Reservoir below Lake Elsin.

These policies shall be reviewed and revised as necessary after completion of the Los Gatos Watershed Water Quality Study.

General Plan Designation

The Los Gatos Watershed is designated Resource Conservation - Hillside.

County Standards

Because of the severe problems of fire protection, including water supply and pressure, access and service; domestic water supply and quality; general watershed water quality; erosion; road maintenance; circulation, and road safety; geological hazard issues; and, protection of the natural environment, in the portions of the Los Gatos Watershed with lots of 10 acres or less, no new building shall be permitted and no building sites created or new lots created except with the strictest adherence to County Standards and criteria.

Variances to zoning setbacks shall be allowed only when it can be found that there will be no adverse traffic or other safety or health impact. Setback variances are not intended to be used to secure building site approval for otherwise unbuildable parcels.

Commercial Land Uses

1. Until the conclusion of the Water Quality Study, commercial land uses should be limited to those properties currently serving commercial functions.

2. If commercial land uses are needed in the future they should be located near existing commercial uses.

3. New commercial land uses should be Neighborhood Commercial, permitting uses which satisfy local day-to-day needs and do not result in additional traffic from outside the Los Gatos Watershed.

4. No commercial development such as motels and restaurants, which generate high levels of sanitary waste shall be allowed to develop on septic tanks.

5. Prior to establishment or expansion of a commercial use, assured, dependable and adequate water pressure shall be demonstrated, appropriate to the specific use.

Industrial

No new industrial uses shall be approved.

Non-Conforming Parcels in County Ownership

The County should retain ownership of any non-conforming parcels acquired as a result of tax delinquency unless the parcels can be merged with adjacent developed parcels and /or unless an open space easement is applied to the parcel.

Logging

There shall be no commercial logging within those areas that are primarily residential where lots are generally less than 10 acres. Within these areas, which are primarily residential, limited tree harvesting not requiring heavy equipment shall be allowed, taking not more than 10% of the existing board feet in any five year period.

Deficiencies

The County shall seek correction of sub-standard health and safety related conditions at the time of resale of dwellings.

Implementation

1. Correction of Deficiencies

The County shall design a program and adopt appropriate codes to inspect structures within the Los Gatos Watershed at the time of resale and require correction of health and safety deficiencies.
(Implementor: County)

2. Commercial Needs

Standards and guidelines should be developed for the future amount of commercial activities needed in the Los Gatos Watershed.
(Implementor: County Planning Commission)

SAN MARTIN LAND USE POLICIES

San Martin has been designated a Rural Residential Area.

These policies shall remain in effect until a special area plan for San Martin has been developed and adopted.

San Martin boundaries encompass the area between Middle on the North; Masten on the South; the East Foothills and West Foothills, (excluding those areas previously annexed to Morgan Hill).

General Policies:

1. County Policy will actively preserve the unique, rural character of San Martin and protect it from gradually becoming the same as other urban areas of the County.

To protect this character, the County should allow little additional subdivision.

2. Land use decisions regarding San Martin should reinforce the basic Urban Development Policies of the County. Uses which are truly urban in type and could logically be developed in a City rather than in San Martin should be developed in a City. The County should not compete with cities for commercial and industrial tax generating land uses.

3. The County endorses the concept of self-determination for San Martin. The County Staff should provide help to local residents in achieving this objective.

4. San Martin should be viewed as a distinct entity, with unique rural characteristics, and whose future status is unresolved.

San Martin should not be viewed as an inventory of vacant land for expansion of existing cities, or additional institutional uses.

- o Existing private land use should be retained.
- o Any additional development will require additional government services. A long term study should be undertaken to determine the best alternative method to provide these services, and assure adequate financing of necessary services.

- o The area needs a long range development plan, including but not limited to zoning. The plan should specify ultimate zoning, and a timetable over which these lands would be eligible for development. Provisions should be made to provide normal governmental services to these developable properties.

- o New development should be evaluated by the residents of San Martin for its ability to compliment existing uses.

- o A committee of San Martin residents should be selected to develop this long range plan.

- o A committee of San Martin residents and persons with a countywide perspective should be selected to develop this long range plan.

A major concern in the future planning of San Martin shall be the resolution of the geographic boundaries of the area, especially to determine whether the northern boundary shall be Middle or Maple. All affected parties, including the residents, the City of Morgan Hill, LAFCO, and the County, shall participate in this decision.

Industrial Uses

1. Industrial uses should be designated on the Plan only in locations where permits have been granted. Along the Llagas Creek, where soils have rapid percolation properties and in flood rate zones, new industrial uses should not be designated and new and pending applications should be denied.

2. New or significantly expanded industries should not be allowed on septic systems if they generate liquid industrial wastes, or generate greater amounts of sanitary waste than a single-family house.

3. Industrial uses with highly flammable materials should not be allowed to be established or expanded unless served by hydrants or a water supply adequate in volume or pressure for fire suppression.

4. New industrial uses should be deferred until (1) a Detailed Plan can be provided specifying areas eligible for industrial development, (2) until provisions have been made for necessary governmental services.

Commercial Land Uses

1. Existing commercial uses are deemed to be adequate.
2. Until the conclusion of the Water Quality Study, commercial land uses should be limited to those properties currently serving commercial functions.
3. The long range plan should seek to identify properties which may be eligible for commercial development by virtue of their location, traffic flow, or proximity to other commercial uses, and should specify a timetable over which they would become developable. Expansion of services; i.e., water, sewer, street widening, etc., should be provided for, prior to approval for development.
4. New commercial land uses should be designated Neighborhood Commercial, permitting uses which satisfy local day-to-day needs and do not result in significant additional traffic from outside of San Martin.
5. No commercial development such as motels and restaurants, which generate high levels of sanitary waste shall be allowed to develop on septic tanks.
6. Prior to establishment or expansion of a commercial use, assured, dependable, and adequate water pressure shall be demonstrated to be appropriate to the specific use.
7. It is recommended that the residents of San Martin develop standards and guidelines for the amount of commercial activities that will be needed in the future.

Institutional Land Uses (Excluding the Airport)

1. County facilities currently serving the entire South County as well as the residents of San Martin may continue to be provided to the South County from the San Martin location.
2. County service expansions which would require new facilities to be built in San Martin should be reviewed to determine if alternative methods, not requiring new facilities, can be found for the provision of these services. There should be local citizen input to making a decision to build a new facility in the area.

Airport: Policies to be determined.

Residential Land Uses

1. Existing Residential Land Uses should be allowed to continue in San Martin.
2. No lot splits or subdivisions, which result in lots less than 20 acres should be allowed, until a long range zoning-service plan has been developed and implemented. Lot splits and subdivisions which were approved prior to the Interim Ordinance, should be eligible for building permits, if they meet all other requirements.
3. If at the conclusion of the Water Quality Study, it is found that the residents of the area favor smaller lot sizes than 20 acres, an area plan for circulation, drainage, water supply, sanitary waste disposal (based on findings of the Water Quality Study), schools, and public safety services, should be developed. Prior to the initiation of a policy for lots smaller than 10 acres, there must be an operating mechanism (special districts, etc.) to fund and coordinate services and improvements.

Areas in Federal Floodways, Flood Hazard Rate Zones and Areas of Rapid Percolation Soils:

These areas should be designated areas of special concern. Activities permitted should be limited to only those specific uses which: (1) do not involve the potential for contamination of surface runoffs, (2) will not require additional septic tank systems, (3) will not have the potential for generating large volumes of organic liquid waste, or (4) will not add potential for significant volumes of nitrates of sodium salts to the aquifers.

Agricultural Land Uses

1. Current agricultural uses should remain intact.
2. New development should be compatible with existing agricultural uses.
3. Changes should be made by rezoning property as it becomes eligible for development under a long range San Martin plan.

Community Design

A Community Design Plan is needed for San Martin specifying tree planting requirements, sign and setback standards, and underground power requirements. The County should landscape its facilities.

Scenic Highway

The portion of Highway 101 (By-Pass) in San Martin should be considered a scenic highway.

APPLICABILITY

Projects which have received tentative map or other final discretionary approval on or before October 20, 1980 shall be reviewed according to the General Plan of 1960 as it existed on the date of such approval. Any application for division of real property filed prior to March 12, 1979 and determined to be complete on or before December 31, 1980, or other date for completion established by the Board of Supervisors, shall be reviewed under the provisions of the General Plan as it existed on the date said application was filed. Any application for division of real property filed on or between March 12, 1979 and December 31, 1980, pursuant to section 3 of Ordinance No. NS-9.233, as amended, or section 3 of Ordinance No. NS-9.237, as amended, and deemed complete by December 31, 1980, shall be reviewed for General Plan consistency on the basis of the General Plan as it existed at the time Ordinance No. NS-9.233 was adopted. All other projects shall be reviewed for General Plan conformance in accordance with this plan as it exists on the date the action is taken.

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